



Environmental Planning Commission

Agenda Number: 05
Project Number: 1003675
Case #: 15EPC-40047, 15EPC-40048
October 8, 2015

Staff Report

Agent	Dekker/Perich/Sabatini (DPS)
Applicant	COA Dept. of Family & Community Services
Requests	Zone Map Amendment Site Development Plan for Building Permit
Legal Description	Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition and a vacated portion of Esperanza Drive NW
Location	On Avalon Rd. NW, between 57th St. NW and 58th St. NW
Size	Approximately 3.8 acres
Existing Zoning	R-1
Proposed Zoning	SU-1 for R-2 and Community Center Uses

Staff Recommendation

APPROVAL of 15EPC-40048, based on the Findings beginning on Page 18, and subject to the Condition of Approval on Page 22.

APPROVAL of 15EPC-40047, based on the Findings beginning on Page 22, and subject to the Conditions of Approval beginning on Page 25.

Staff Planner
Catalina Lehner-AICP, Senior Planner

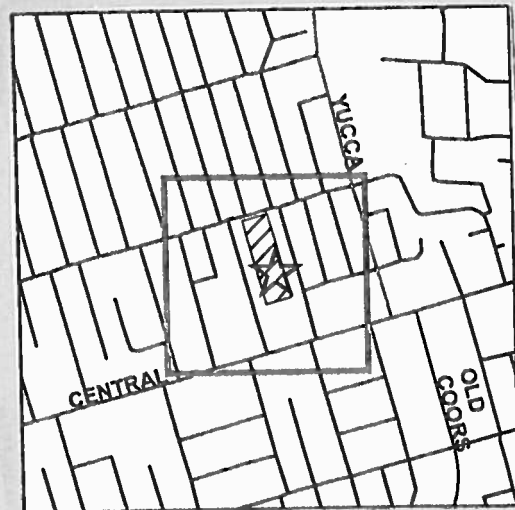
Summary of Analysis

The proposal is for a zone map amendment (zone change) and an associated site development plan for building permit for an approximately 3.8 acre, vacant site. The applicant proposes to develop senior and multi-generational housing.

The West Side Strategic Plan and the West Mesa Sector Development Plan apply. The zone change is adequately justified pursuant to R270-1980 and generally furthers applicable Goals and policies.

Neighborhood representatives and property owners were notified as required. Staff has not received any inquiries or correspondence. The West Mesa Neighborhood Association has indicated verbally to the applicant that they support the proposal.

Staff recommends approval of the zone change and the associated site development plan for building permit, subject to conditions.



City Departments and other interested agencies reviewed this application from 08/31/2015 to 09/11/2015.
Agency comments used in the preparation of this report begin on Page 29.



Project #1003675



Legend

- ☐ Bernalillo County Parcels
- Municipal Limits**
 - ☐ Corrales
 - ☐ Edgewood
 - ☐ Los Ranchos
 - ☐ Rio Rancho
 - ☐ Tijeras
 - ☐ UNINCORPORATED
- ☐ World Street Map



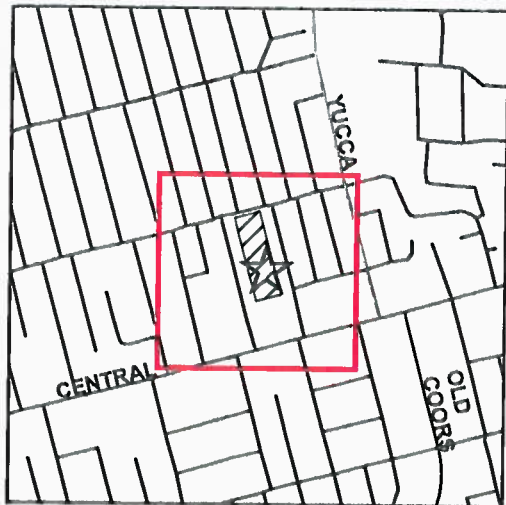
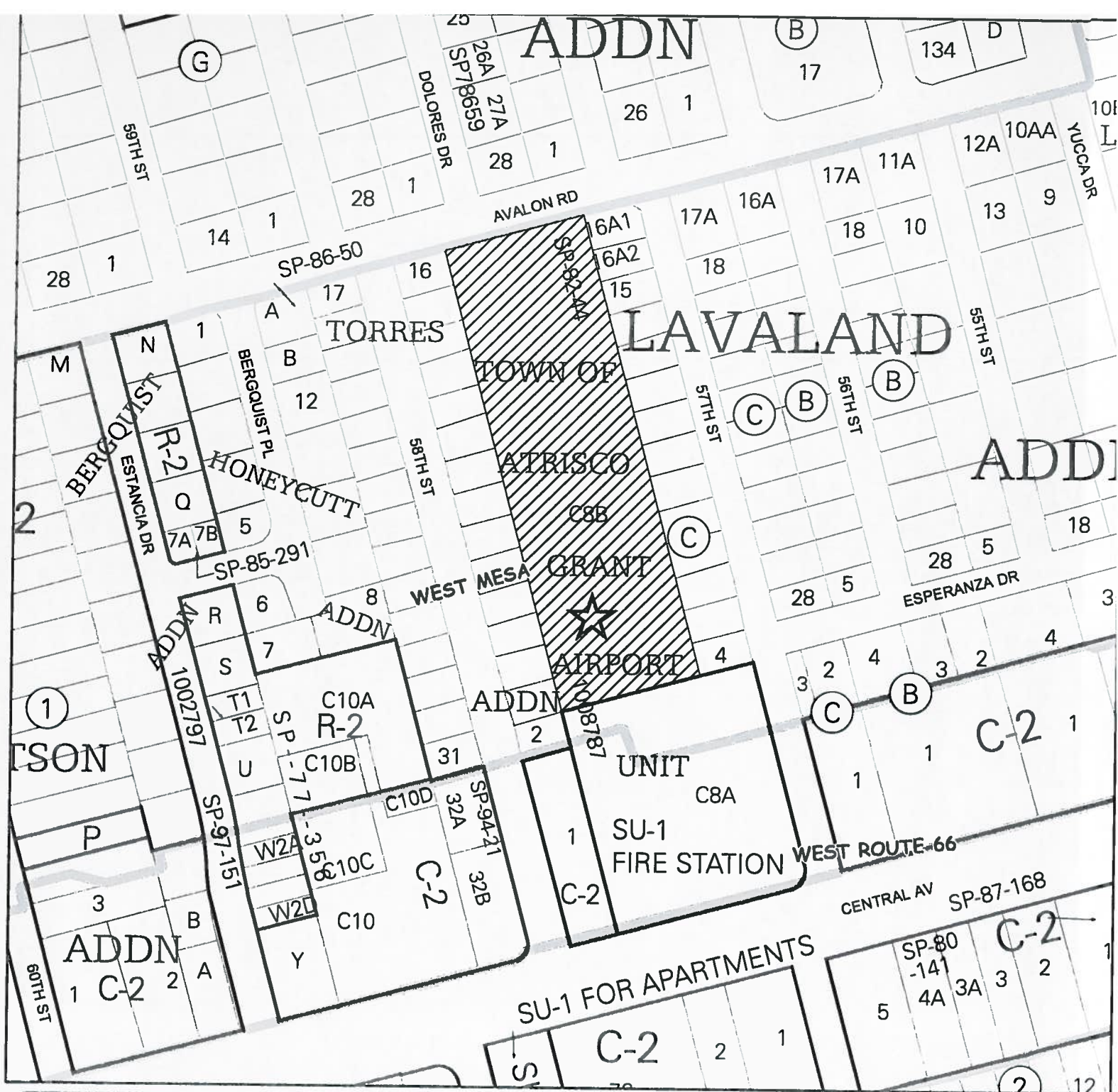
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0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Albuquerque
9/30/2015

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Notes



ZONING MAP

Note: Grey shading
indicates County.

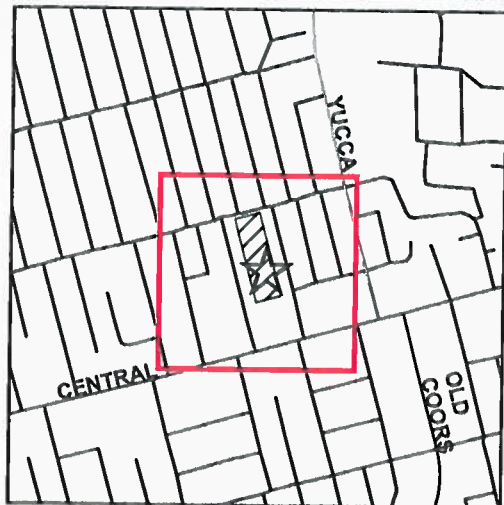


1 inch = 200 feet

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10-8-2015

Zone Map Page: K-11
Additional Case Numbers:
15EPC40047 & 40048



LAND USE MAP

Note: Grey shading indicates County.

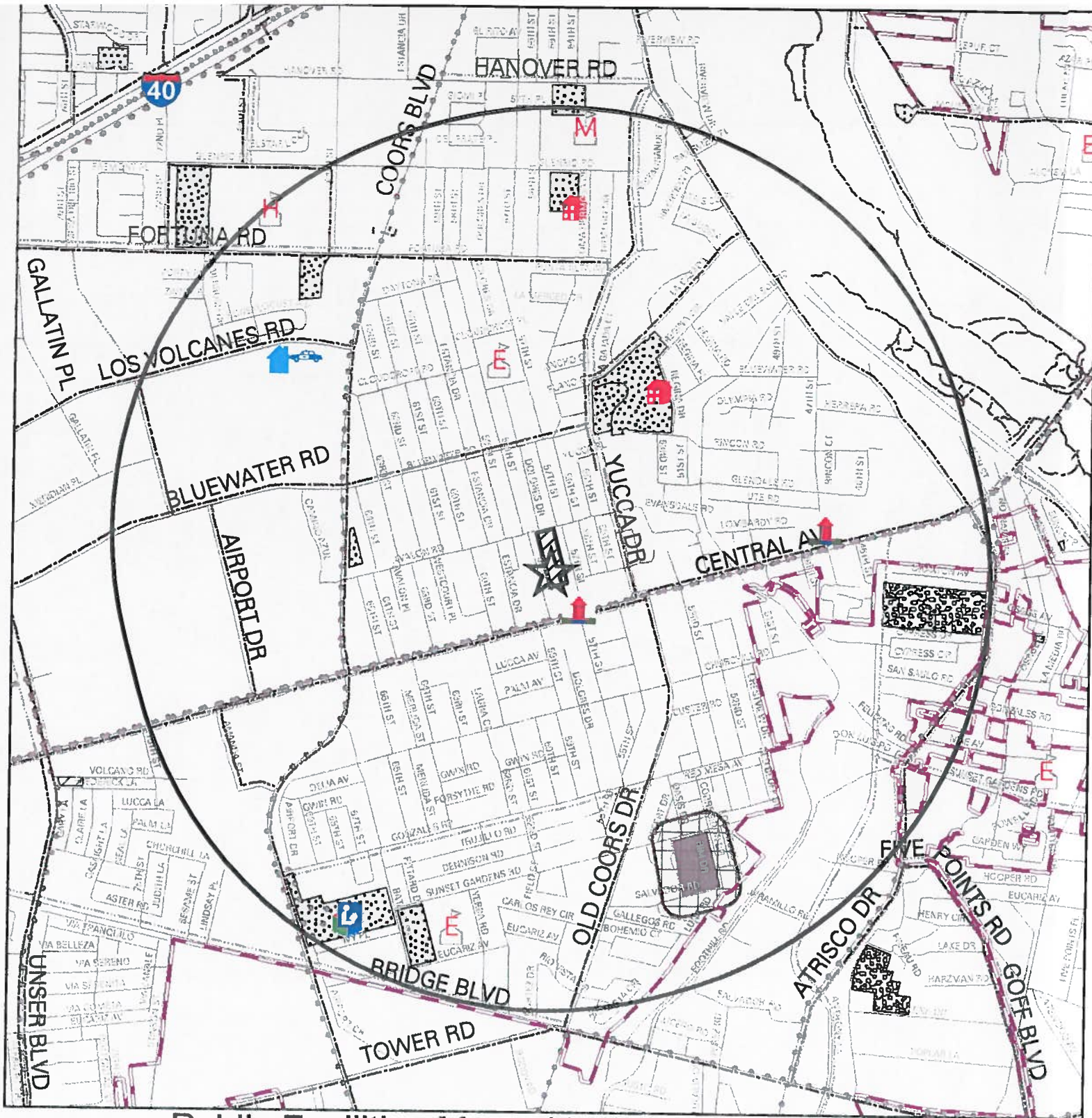
KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing and Storage























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Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  Proposed Bike Facilities |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits |  Developed City Park |  Undeveloped City Park |

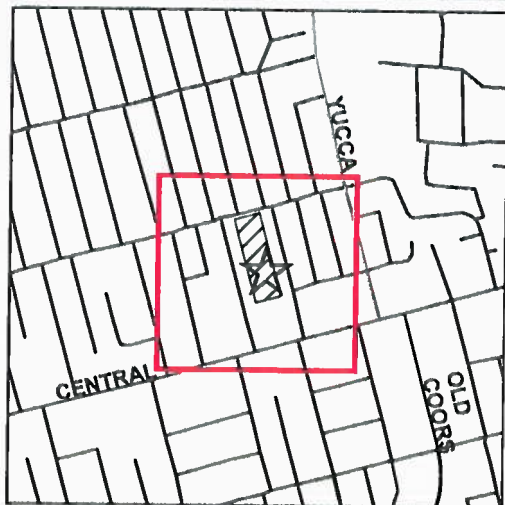
Project Number: 1003675

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Miles



Note: Grey shading indicates County.



Zone Map Page: K-11
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I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	R-1	Established Urban West Side Strategic Plan West Mesa Sector Development Plan	Vacant
<i>North</i>	R-1	Established Urban	Single-family homes
<i>South</i>	C-2, SU-1 for Fire Station	Established Urban West Side Strategic Plan West Route 66 Sector Development Plan	Commercial, City Fire Station
<i>East</i>	R-1	Established Urban West Side Strategic Plan West Mesa Sector Development Plan	Single-family homes
<i>West</i>	R-1	Established Urban West Side Strategic Plan West Mesa Sector Development Plan	Single-family homes

II. INTRODUCTION

Proposal

This two-part proposal is for a zone map amendment (zone change) for an approximately 3.8 acre, vacant site described as Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition and a vacated portion of Esperanza Drive NW (the "subject site"). The subject site is located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, just north of Central Ave. NW.

The applicant proposes to change the subject site's zoning from R-1 to SU-1 for R-2 and Community Center Uses in order to develop senior and multi-generational housing, with support services available for the residents. A site development plan for building permit accompanies the zone change request. The subject site is owned by the City and proposed to be developed by an out-of-state firm. The support services on-site would be administered by a local charitable organization.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO), though the City Council would make the final decision. The request is a quasi-judicial matter.

Context

The subject site is a long, vacant lot adjacent north of a City Fire Station, and between two rows of single-family homes that front 57th St. NW and 58th St. NW. The subject site is just north of Central Ave. NW and abuts Avalon Rd. NW on its northern side. Now owned by the City of Albuquerque, it contains several buildings that were once associated with military uses, such as the old National Guard/Reserve Training building. The buildings have been re-purposed and are now used for various governmental functions, including transportation, municipal development and police. Some housing exists near the site's SE corner.

To the north, west and east are single-family homes that comprise various subdivisions in this West Mesa area. Adjacent south is City Fire Station #7, which fronts Central Ave. NW.

The subject site is north of the West Central Metropolitan Redevelopment Area (MRA) and is not located in a designated Activity Center. Central Ave. NW is an Enhanced Transit Corridor.

History

There is little historical information pertaining directly to the subject site, which likely received R-1 zoning upon annexation. In 2004, there was a request for a sketch plat at the Development Review Board (DRB) (Project #1003675/04DRB-01425). However, nothing was constructed as a result and the site remained vacant.

It's unclear when the surrounding neighborhood of single-family homes was developed, though it's evident that it is a well-established neighborhood. In 1982, a special exception was approved for a group home to house 10 homeless teens (ZA-82-280). In 1987, there was a request for a zone change from R-1 to R-T for five lots on the corner of Avalon Rd. and 57th St. (Z-87-52). The request was withdrawn due to neighborhood opposition.

Transportation System

The Futures 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates Central Ave. NW as a Community Principal Arterial at this location. Avalon Rd. NW, 57th St. and 58th St. are local streets.

Trails & Bikeways, Transit

The subject site is well-served by Transit. ABQ Ride Route #766, the Rapid Ride Red Line, passes the subject site on Central Ave. So does Route #66- Central. Both offer day and evening service weekdays and weekends. The Rapid Ride stops only at designated Rapid Ride stops; the Central route stops at every local stop (except the Rapid Ride stops). The subject site is within walking distance from the transit stops. A designated bicycle lane runs along Central Ave. NW.

Public Facilities/Community Services

City Fire Station #7 is adjacent south of the subject site. There are four parks, a library and a senior center within a one-mile radius.

⇒ See attached Public Facilities Map for details.

III. COMPREHENSIVE ZONING CODE

Definitions (Zoning Code §14-16-1-5)

OFFICE. A place where consulting, record keeping, the work of a professional person such as a physician or lawyer is done, or a headquarters of an enterprise or organization; the sale of on-premises goods is not included.

Zoning

Existing Zoning: The subject site is zoned R-1 Residential Zone. The R-1 Zone (Zoning Code §14-16-2-6) “provides suitable sites for suitable sites for houses and uses incidental thereto in the Established and Central Urban areas.” The R-1 zone allows “house, one per lot” and a few incidental uses.

Proposed Zoning: The applicant proposes to change the subject site’s zoning from R-1 to SU-1 for R-2 and Community Center Uses. The SU-1 Special Use Zone (Zoning Code §14-16-2-22) “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design”. Unlike “straight zones” (ex. R-1, C-2, etc.), a site development plan is required with the SU-1 zone pursuant to subsection (A)(1). The applicant has submitted a site development plan for building permit (see Section VI of this report).

The R-2 Residential Zone (Zoning Code §14-16-2-11), which references the R-T Residential Townhome zone, allows townhomes, apartments and uses conditional in the R-1 zone. The applicant is requesting a zoning descriptor with the R-2 zone in order to allow the proposed multi-family housing.

IV. ANALYSIS -ADOPTED ORDINANCES, PLANS, AND POLICIES

A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Goal of Developing and Established Urban Areas is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.”

The proposal would result in the development of senior and multi-generational housing in close proximity to a designated transit corridor, thus providing variety and maximum choice in housing and transportation options. The design would be modern and open space areas, both private and communal, would be provided as to create a visually pleasing environment. The proposal furthers the Established Urban Goal.

Land Use Policies-Developing & Established Urban

Policy II.B.5a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The proposed multi-family housing and on-site social services would contribute to a full range of urban land uses in the area, which is characterized mainly by single-family residential uses (single-family homes) and a few commercial uses. Policy II.B.5a-full range of urban land uses, is generally furthered.

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The location and intensity of the proposed new development would be appropriate near an enhanced transit corridor (Central Ave.) and would respect social, cultural and recreational resources because of its proximity to parks, a library and a senior center, in addition to on-site open space and social services. The design is modern and incorporates architectural elements used commonly in Albuquerque. The buildings cannot exceed 26 feet within 85 feet of the adjacent single-family homes, and therefore would respect existing conditions nearby. The proposal furthers Policy II.B.5d-neighborhood values/environmental conditions/other concerns.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would be unlikely to disrupt neighborhood integrity. The request furthers Policy II.B.5e- new growth/urban facilities/neighborhood integrity.

Policy II.B.5f: Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

The proposal includes several buildings for multi-family housing. All buildings, single and two-story, have pathways along the back. There are other pathways internal to the development, and these all connect the homes to the recreation and community areas. The layout is uniform throughout the site, however, and doesn't leave a large portion of open space as it would if the homes were truly clustered. The proposal partially furthers Policy II.B.5f- clustering of homes.

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers.
- In areas with excellent access to the major street network.

- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site is not located in a designated Activity Center; rather it is in the middle of a neighborhood characterized by single-family homes. However, Central Ave., an Enhanced Transit Corridor, is within short walking distance, access to the street network is good and there is a variety of commercial and retail uses along Central Ave. The proposal partially furthers Policy II.B.5h- higher density housing location.

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The design is modern and uses materials such as stucco, brick veneer and metal and would be comparable to other, recent multi-family developments in Albuquerque. The immediate area includes mostly older buildings and some public facilities (ex. the adjacent fire station), so the proposed buildings would be generally appropriate for the area. The proposal furthers Policy II.B.5l-quality design/new development.

Activity Centers

The Activity Center Goal is “to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs and which enhance the identity of Albuquerque and its communities.”

The subject site is located between two Community Activity Centers (CACs)—the Atrisco CAC and the West Rt. 66 CAC. Higher-density housing is intended to be located in the designated Activity Centers, and single-family housing outside of the Activity Centers. Though the subject site is close to Central Ave., it would generally not contribute to strengthening concentrations of moderate and high-density land use (ex. housing) in the specified locations and therefore generally does not further the Activity Center Goal.

Policy II.B.7i: Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

Multi-family housing is considered desirable in designated Activity Centers in order to concentrate moderate and high-density mixed land use and social/economic activities. As stated above, the proposal would not contribute to this and therefore does not further Policy II.B.7i- multi-unit housing/activity centers.

Community Resource Management-Transportation and Transit

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed development would be well-served by a network of internal pathways and trails so residents can move safely throughout the development. The internal pathways connect to 57th St., 58th St. and Avalon Rd. and are within a short walking distance to Central Ave. A designated bicycle lane runs along Central Ave. The request furthers Policy II.D.4g-pedestrian opportunities/development.

Community Resource Management-Housing

Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

The proposal would provide affordable rental housing for seniors (both senior housing and multi-generational housing) and therefore would increase the supply of affordable housing. Social services for residents would also be available, which may help people remain housed and therefore avoid displacement of low-income residents and addressing potential homelessness. The proposal generally furthers the Housing Goal.

Policy II.D.5a: The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposal would increase the supply of affordable housing for a vulnerable population and, since eligibility would be income-based, would help ensure that people can obtain housing for a reasonable proportion of income. The proposal furthers Housing Policy II.D.5a-affordable housing.

B) WEST SIDE STRATEGIC PLAN (WSSP) (RANK II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009 and 2011). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the Plan.

The first amendments, in 2002, included changes to policies and activity center boundaries. The *Southwest Albuquerque Strategic Action Plan (SWASAP)*, revised from the 1999 version, became part of the WSSP in 2009 (Enactment R-2009-035).

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the West Central community, which is the smallest of the sub-areas identified in the WSSP. The community contains the area between Coors Blvd. on the west and the Rio Grande on the east, and the I-40 Corridor to the north and the intersection of Coors Blvd./Old Coors Blvd. to the south (see map on p. 64).

Community Concept Policies

WSSP Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is located in the West Central community and is not within the boundaries of a designated Activity Center. The proposed development, at approximately 14 DU/ac, can be considered medium-density residential that would be desirable in an Activity Center, in contrast to the existing single-family homes that surround the subject site and are intended to be located outside designated Centers. The request generally does not further WSSP Policy 1.1.

WSSP Policy 2.5: When considering approval of subdivisions or site development plans for residential development or zone changes to residential or higher density residential, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes. If area schools are at or over their designed capacity, then the requested action should be denied unless the applicant demonstrates that the proposed action will create no net increase in enrollment for area schools (e.g. senior housing.)

The Planning Department is required to consider school capacity because the proposal is for a site development plan for a residential development. The proposal would result in 54 dwelling units, some of which would be for seniors and therefore would not impact the school system. APS comments that Lavaland Elementary School, Jimmy Carter Middle School, and West Mesa High School would be affected. Currently, Lavaland Elementary and West Mesa High school have excess capacity; however, Jimmy Carter Middle School is exceeding capacity.

Some of the housing would be multi-generational and could impact the school system; however, only the junior high has a capacity issue and only some of the units would have junior-high age residents. In sum, the proposal would have some effect on the school system, but it is not likely to be a large one. WSSP Policy 2.5-school capacity/residential development has been considered.

WSSP Policy 3.30: West Central Avenue is a linear activity "corridor" for this Community and a full range of mixed land uses should be supported along both sides of this corridor. Nodes should be emphasized at Central and Coors (Community Center in scale) and Atrisco Plaza (neighborhood center scale).

The proposal would contribute to a full-range of mixed land uses on the northern side of the West Central Ave. corridor because it would introduce multi-family and generational housing to the area. However, the housing would not be in one of the designated activity center nodes. Therefore, WSSP Policy 3.30- West Central activity corridor, is partially furthered.

WSSP Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

The proposed development of multi-family housing along a designated transit corridor would have a network of internal trails to facilitate mobility inside the site and access outside of the site. The design generally supports pedestrian and bicycle travel. Public transportation (both the Rapid Ride and a local bus line) are within close walking distance to the subject site.

WSSP Policy 4.10- land use/non-vehicular travel, is furthered.

WSSP Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned community and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.

The proposed new development includes a system of internal pathways that connect the buildings and common areas and link them to three different exit points (two vehicular and ped/bike and one ped/bike only). All pathways connect to the designated bike lane along Central Ave. The proposal furthers WSSP Policy 6.25- new development/ bicycle/pedestrian trails.

C) WEST MESA SECTOR DEVELOPMENT PLAN (WMSDP) (RANK III)

The West Mesa Sector Development Plan (WMSDP), adopted in November of 1976 (R 191-1976), is a community development plan created in response to the Federal Housing and Community Development act of 1974, which made funds available to improve areas that were designated as blighted. The New Mexico Community Development Law was also enacted in this timeframe.

The WMSDP boundaries are as follows: Coors Blvd. on the west, Avalon Blvd. to the north until Yucca Rd., which goes northward and becomes the Plan's western boundary and turns into La Bajada Rd. The eastern boundary corresponds to the Atrisco Lateral, and the southern boundary is Central Ave.

The community development plan/sector plan states that property owners in the area were required to bring their residential buildings up to City standards and that financial assistance would be offered through a couple of programs ("urban renewal"). Needed water lines, sewer lines and fire hydrants were identified and a wide range of social services were noted as needed to serve area residents. The WMSDP contains objectives on p. 13, which apply to the proposal as follows:

Objective 1: Elimination of blight and prevention of blighting influences.

The proposal would result in development of a lot that has remained vacant for many years and which is surrounded by existing development. The subject site would not be available for trash dumping and other negative activities. The proposal generally furthers Objective 1.

Objective 3: Conservation, improvement, and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code standards.

The proposed 54 housing units would be for low and moderate income families and, therefore, would expand housing options available to this population. The development would be new and required to meet current City standards. The proposal furthers Objective 3.

Objective 4: Enhancement of the area as a primarily residential area with a strip of commercial uses along Central Ave.

The addition of 54 new housing units would help enhance this West Mesa area as primarily residential, especially north of Central Ave. Commercial and other non-residential uses line Central Ave. The proposal generally furthers Objective 4.

V. ZONE MAP AMENDMENT

RESOLUTION 270-1980 (POLICIES FOR ZONE MAP AMENDMENTS)

Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone map pattern was created; or 2) changed neighborhood or community conditions justify the change; or 3) a different land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Justification & Analysis

The zone change justification letter analyzed here is dated September 30, 2015 (see attachment). The subject site is currently zoned R-1 Residential zone. The requested zoning is SU-1 for R-2 and Community Center Uses. The applicant wants to develop senior and multi-generational housing.

The applicant believes that the proposed zone map amendment (zone change) conforms to R270-1980 as elaborated in the justification letter. Staff analysis is in **bold text**. The citation in quotes is from R270-1980.

1A. "A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City."

Applicant (summarized): As demonstrated in detail below in Policy C, the proposed zone change is consistent with the policies of the Comprehensive Plan, the West Side Strategic Plan and the West Mesa Sector Development plan. Therefore, the propose zone change is consistent with the health, safety, morals and general welfare of the City.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan (and other plans as applicable), which the applicant has done in the response to Section 1.C. The proposed zone change is a change to an SU-1 zone and therefore is dependent upon an associated site development plan. The response to Section 1.A is sufficient.

1B. "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made."

Applicant (summarized): The proposed zone change will encourage stable land use and zoning by developing both residential and community uses along an established corridor. The proposed uses are consistent with surrounding uses, and the character of the proposed development will be consistent with existing area development.

Staff: The applicant has provided a sound justification for the change by demonstrating that the request furthers a preponderance of Goals and policies in applicable Plans, and that it clearly facilitates realization of such plans (see response to Section 1.C). The response to Section 1.B is sufficient.

1C: "A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City."

Applicant Citations: Relevant citations include Comprehensive Plan Land Use policies II.B.5d, II.B.5e, II.B.5f, II.B.5h, II.B.5l and II.B.5o; WSSP Policies 2.9, 3.30, 4.10 and 6.25; WMSDP Objectives 1, 2, 3 and 4.

The applicant could have also cited Comprehensive Plan-Developing and Established Urban Goal; Land Use Policy II.B.5a; Housing Goal and Housing Policy II.D.5a; Transportation and Transit Goal and Policy II.D.4g WSSP Policy 1.1.

Staff finds that the following citations do not apply: Land Use policy II.B.5k (land adjacent to arterial streets); WSSP Policy 3.32 (views of bluff), WSSP Policy 10.1 (treatment of arroyos).

Air Quality Policies II.D.1b and 1d. These have to do with protecting air quality through promoting less automobile travel (fewer vehicle miles traveled). The primary pollutant from motor vehicles is CO, and CO is no longer a problem nationally or locally (though it was in the 1990s) due primarily to cleaner vehicle technologies. Other pollutants emitted from the tail pipe are not linked to land use in the same way and have a negligible effect on overall air quality.

Staff finds the policy citations sufficient in sum. The applicant demonstrates that a preponderance of applicable Goals and policies in the Comprehensive Plan, WSSP and objectives in the WMSDP support the request.

Because the zone change is to an SU1 zone, the test under Section 1C is not "no significant conflict" but rather (according to the LUHO decision in Project #1001580, the remand) is aligned with the more rigorous "clearly facilitates" test found in Section 1I- spot zone, since the SU-1 zone is a spot zone by definition. Staff finds that, overall, the request would clearly facilitate realization of the Goals, policies and objectives of applicable Plans.

1D. "The applicant must demonstrate that the existing zoning is in appropriate because:

- 1) there was an error when the existing zone map pattern was created, or
- 2) changed neighborhood or community conditions justify the change, or
- 3) a different use category is more advantageous to the community, as articulated in the comprehensive Plan or other City master plan, even though (1) and (2) above do not apply."

Applicant (summarized): The proposed zone map change conforms with the requirements of criterion 3 and is supported by many goals and objectives of the Comprehensive plan. The zone change is also advantageous to the community because it uses existing infrastructure, redevelops part of a neighborhood and improves the quality of the visual environment.

Staff: The response refers to a different use category being more advantageous to the community (3), as articulated in applicable plans. Staff finds that the applicant has adequately demonstrated, by the policy-based discussion in Section 1C, that the proposed zoning would be more advantageous to the community than the current zoning. The applicant's response cross-references the response to Section 1C and is sufficient overall.

1E. "A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community."

Applicant (summarized): The proposed development would be consistent with surrounding, existing uses. The proposed permissive uses will deliver amenities and contribute to the livability of the community. The uses would not be harmful to adjacent property, the neighborhood, or the community.

Staff: Staff agrees that the proposed residential use would generally be consistent with nearby uses, including the adjacent single-family homes and apartments across Central Ave. NW, and would not be harmful. It is important to mention that the proposed SU-1 zoning is limited in scope to only what is shown on the associated site development plan. Anything not shown is allowed unless the site development plan is amended. Any major amendment would require a public hearing. The response to Section 1.E is sufficient.

1F. "A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the City may be:

- 1) denied due to lack of capital funds, or

2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.”

Applicant (summarized): The propose zone change will not require major and unprogrammed capital expenditures by the City. The City will contribute the land and provide monies to assist in construction.

Staff: The request would not require major or unprogrammed capital expenditures by the City. The City already owns the land and the workforce housing monies are already available; the City issued a RFP (request for proposal) for the project. The response to Section 1.F is sufficient.

1G. “The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.”

Applicant: The zone change request is related to appurtenant uses on the project site and, therefore, the cost of the land or other economic considerations are not the determining factor for a change of zone.

Staff: Economic considerations are a factor, but the applicant is not using them as the determining factor for the request. The response to Section 1.G is sufficient.

1H: “Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.”

Applicant: The project proposes primarily single-family residential uses that are not located directly on a collector or major street. Therefore, location on a collector or major street is not a factor in this request.

Staff: The proposal would not result in single-family residential development; it would be multi-family development, or apartments for purposes here. However, the subject site is not located on a collector or major street and therefore is not being used as justification for the zone change. The response to Section 1.H is sufficient.

1I: “A zone change request which would give a zone different from surrounding zoning to one small area, especially when only premise is involved, is generally called a ‘spot zone’. Such a change of zone may be approved only when:

1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or

2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic or special adverse land uses nearby, or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.”

Applicant (summarized): While SU-1 zoning creates a spot zone by definition, it is allowed because the change will clearly facilitate realization of the Comprehensive Plan, the West Side Strategic Plan, and the West Mesa Sector Development Plan as justified under Section C. Additionally, the SU-1 zoning allows for a public involvement process to address the special circumstances of the development.

Staff: The SU-1 zone creates a spot zone by definition; however, it is required to be a justifiable spot zone according to reason 1) or reason 2). Though SU-1 zoning creates a spot zone by definition, it is a justifiable spot zone provided that it can be demonstrated that the request clearly facilitates realization of applicable plans (the Comprehensive Plan, the WSSP and the WMSDP). This demonstration is found in the applicant's policy-based response to Section 1C. The response to Section 1.I is sufficient.

1J: "A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called 'strip zoning'. Strip commercial zoning will be approved only where:

- 1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, and
- 2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby."

Applicant (summarized): This zone change is not strip zoning because it does not consist of land located along a street, so this policy does not apply.

Staff: Staff agrees that the request would not result in a strip zone. The subject site does not constitute a "strip of land along a street". The response to Section 1.J is sufficient.

Staff Conclusion

Staff finds that the applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section 1C demonstrates how the request clearly facilitates applicable Goals and policies in the Comprehensive Plan and WSSP, and objectives of the WMSDP (Section 1C). For these reasons, Staff recommends approval of the zone change request.

VI. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A site development plan is required for a zone change to an SU-1 Zone pursuant to §14-16-2-22-(A)(1). Also, Zoning Code §14-16-3-11 states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures."

The applicant has provided a site development plan for building permit (see attachment). Since an SU-1 zone is requested (the zoning is site plan dependent), Staff recommends as much clarity as possible. If any changes are needed later, an administrative amendment (AA) can be pursued at that time.

Site Plan Layout / Configuration

The subject site is located approximately 450 feet north of Central Ave. and is long and narrow in configuration. Buildings are proposed on all sides, with pathways, parking and amenities (such as recreation areas) internal to the site.

Refuse Enclosure: A trash compactor is proposed along the site's eastern side. Another refuse collection location is near the site's NW corner, to serve Building A.

Vehicular Access, Circulation & Parking

Access & Circulation: There are two vehicular entrances to the subject site, one from Avalon Rd. NW on the northern side and the other from 57th St. NW on the eastern side. Vehicles can circulate north-south through the site.

Parking: Because the requested zoning is SU-1, off-street parking is as decided by the EPC pursuant to Zoning Code §14-16-2-22, Special Use Zone. Subsection (A)(24) of Zoning Code §14-16-3-1, Off Street Parking Regulations, states that 1.5 spaces minimum are required for dwellings less than 1,000 sf and that 2 spaces minimum are required for dwellings over 1,000 sf. 32 units use the 1.5 space rate and 22 units use the 2 space rate: $32 \times 1.5 = 48$ spaces and $22 \times 2 = 44$ spaces, for 92 spaces total, less a transit reduction of 10%, yields 83 spaces. This is shown in the parking table on Sheet 1.

However, only eight of the 54 dwellings exceed 1,000 sf but the 2 space rate was applied to 22 dwellings. The difference is 14 spaces, so required parking could be reduced by 7 (if the 1.5 rate would have been used). $92 - 7 = 85$ less 10% = 77. This is the required, minimum parking pursuant to the Off Street Parking Regulations. However, additional parking is permitted and, furthermore, the EPC has discretion over parking in the SU-1 Special Use Zone.

TIS: A Traffic Impact Study (TIS) was not required.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access is possible from the two vehicular entrances and also from the gated pedestrian entrance on the subject site's western side. It's about 450 feet to Central Ave. There is a bus stop in front of the fire station.

Walls/Fences

A perimeter wall exists along the length of the subject site on its western, eastern and northern sides. Whether the existing wall is to remain or be replaced needs to be specified and, if so, what the height, materials, finish and colors would be.

A six foot metal fence exists on the subject site's southern side and is proposed to remain. It's unclear where the "masonry and picket fence", shown on the detail sheet, is proposed on the site plan.

Lighting and Security

New pedestrian light poles and parking lot light poles are proposed. The pedestrian pole light would not exceed 12 feet high. The parking lot light poles are listed as 16 feet tall maximum

within 100 feet of a residential zone, which complies with Zoning Code 14-16-3-9, Area Lighting Regulations. However, 25 foot tall light poles are also listed. Since the subject site is only 210 feet wide, and R-1 zoning and setbacks are on both sides, no light poles will be allowed to exceed the 16 foot height limitation.

A light pole detail, indicating height, material(s), finish and color, is needed for both light pole types. Building-mounted lighting, operated with a sensor, is shown on the elevations.

Landscaping

The proposed landscaping plan includes a wide variety of trees, ornamental trees, shrubs, perennials and grasses. Zoning Code §14-16-3-10(E)(1), the landscaping regulations, require total landscape area not less than 15% net lot area. The proposal complies. However, no plant quantities or water usage are indicated but should be.

Park blend turf (total 1,535 sf) is proposed on a patch on the SW corner of the site and around the water feature. The legend is difficult to read; the turf symbol appears to be used along the pathway, but the pathway is intended to be crusher fines. Clarification is needed.

Trees are proposed along Avalon Rd. NW, in the parking lot islands and near the recreation areas. Dwarf fruit trees are shown near the planter boxes in the SW corner of the site. The irrigation details and planting details could be moved to another (or a second) sheet to make room for larger landscaping plan that is easier to read.

It is unclear if compliance with 14-16-3-10(G)(4), tree requirements for multi-family developments, is achieved. Calculations are needed.

The grading and drainage plan indicates that curb cuts are proposed for additional water harvesting. Curb cuts need to be shown on the landscaping plan to ensure that they happen, and the two plans need to be consistent.

Open Space

The R-2 zone requires that open space be provided as follows: 400 sf for each studio or 1 bedroom, 500 sf for each two bedroom unit, and 600 sf for each unit with three or more bedrooms. Based on the proposed 54 units, 25,200 sf of open space is required. Though open spaces are shown on the site plan, it's unclear how much open space is provided and how that relates to the required amount.

Grading & Drainage Plan- Existing

The Grading & Drainage plan consists of two sheets. Water generally flows from north to south. The subject site's elevations range from 5,088 in the northwestern corner to 5,059 in the southeastern corner, so there's a significant slope. Ponding areas are proposed along the perimeter of the site, in various locations. Retaining walls are proposed on the sides of Building F. Hydrology Staff request that plans be submitted to them for a comprehensive review.

Utility Plans

A water line easement and new water line is proposed to run north-south through the subject site and connect to Avalon Rd. NW. Water Utility Staff commented that the proposed water line would need to be re-aligned. Two new fire hydrants are proposed. It's unclear where a new sewer line would go.

Architecture & Design

The development would consist of six clusters of buildings, labeled A through F. The proposed buildings would be a basic, modern design and be finished in stucco with metal accents. Colors are light tan and grey, with a terracotta color brick veneer accent. Metal would be painted dark grey.

Buildings A, D and E are single story and offer accessible units. Building B is single story but with no accessible units. Building C is a two-story building that is 26 feet at its tallest point. The other buildings are about 14.3 feet tall. Zoning Code 14-16-2-11, the R-2 zone, does not allow the height of "apartment structures" to exceed 26 feet if within 85 feet of a residential zone. The proposal complies.

Building F, which is to contain office uses such as social services and administrative functions, is a two-story building that is 30' 7" at its tallest point. It is not an "apartment structure" and therefore the height is allowable provided that the building can be shown to meet angle plane requirements. An angle plane diagram is needed.

Signage

A monument sign is proposed near the entrance on 57th St. Zoning Code 14-16-3-5(C)(6), General Signage Regulations, requires that signage area not exceed 24 sf of sign face area if the apartment complex is within 40 feet of a residential zone. The proposed monument sign is 24 sf of sign face area, and about 5.5 feet tall. It consists of black letters, a brick base and a light tan stucco background.

VII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other agencies reviewed this application from August 31, 2015 to September 11, 2015. Utility Authority Staff comment that the proposed public waterline onsite will not be accepted as shown. This waterline shall be deemed private and not connect to the public waterlines more than once. Hydrology Staff request that plans be submitted later for a comprehensive review. Staff from the Solid Waste Department want request to verify access to compactor and enclosure site. Albuquerque Public Schools (APS) Staff notes that Lavaland Elementary and West Mesa High School have excess capacity; however, Jimmy Carter Middle School is exceeding capacity. Agency comments begin on p. 24.

Neighborhood/Public

The affected neighborhood organizations are the West Mesa Neighborhood Association (NA), South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN) and the

Westside Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified.

The request was not recommended for facilitation by the Office of Neighborhood Coordination (ONC). As of this writing, Staff received a phone inquiry from an adjacent property owner who wanted to understand the proposal. Staff has not received any written comments and is not aware of any opposition.

VIII. CONCLUSION

This proposal is for a zone map amendment (zone change) and an associated site development plan for building permit for an approximately approximately 3.8 acre, vacant site located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, just north of Central Ave.

The applicant proposes to change the subject site's zoning from R-1 to SU-1 for R-2 and Community Center Uses in order to develop senior and multi-generational housing, with support services available for the residents.

Staff concludes that the zone map amendment (zone change) is adequately justified pursuant to R270-1980. The applicant has demonstrated that the request clearly facilitates realization of Goals, policies and objectives in applicable Plans.

The affected neighborhood organizations are the West Mesa Neighborhood Association (NA), South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN) and the Westside Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified. As of this writing, Staff received a phone inquiry from an adjacent property owner. Staff has not received any written comments and is not aware of any opposition.

Staff recommends conditional approval of the zone map amendment and the associated site development plan for building permit. Conditions of approval are needed for clarification.

FINDINGS - 15EPC-40048, October 8, 2015- Zone Map Amendment (zone change)

1. The subject request is for a zone map amendment (zone change) for an approximately 3.8 acre, vacant site known as Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition and a vacated portion of Esperanza Drive NW, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, just north of Central Ave. NW (the "subject site").
2. The zone map amendment request is for a change from R-1 to SU-1 for R-2 and Community Center Uses in order to develop 54 units of senior and multi-generational housing, with support services available for the residents.
3. The subject request is accompanied by a request for a site development plan for building permit (15EPC-40047). A site development plan is required pursuant to the SU-1 Zone, §14-16-2-22(A)(1).
4. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan (WSSP) and the West Mesa Sector Development Plan (WMSDP) apply.
5. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council. This is a quasi-judicial matter.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the WMSDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the Established Urban Goal of the Comprehensive Plan and the following land use policies:
 - A. Established Urban Goal. The proposal would result in the development of senior and multi-generational housing in close proximity to a designated transit corridor, thus providing variety and maximum choice in housing and transportation options. The modern design and open space areas would help create a visually pleasing environment.
 - B. Policy II.B.5a-full range of urban land uses. The proposed multi-family housing and on-site social services would contribute to a full range of urban land uses in the area, which is characterized mainly by single-family residential uses (single-family homes) and a few commercial uses.
 - C. Policy II.B.5d-neighborhood values/environmental conditions/other concerns. The location and intensity of the proposed new development would be appropriate near an enhanced transit corridor (Central Ave.) and would respect social, cultural and recreational resources

because of its proximity to parks, a library and a senior center, in addition to on-site open space and social services. The design is modern and incorporates architectural elements used commonly in Albuquerque. The buildings cannot exceed 26 feet within 85 feet of the adjacent single-family homes, and therefore would respect existing conditions nearby.

- D. Policy II.B.5e- new growth/urban facilities/neighborhood integrity. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would be unlikely to disrupt neighborhood integrity.
 - E. Policy II.B.5l-quality design/new development. The design is modern and uses materials such as stucco, brick veneer and metal and would be comparable to other, recent multi-family developments in Albuquerque. The immediate area includes mostly older buildings and some public facilities (ex. the adjacent fire station), so the proposed buildings would be generally appropriate for the area.
8. The request furthers the Housing Goal and Housing Policy II.D.5a- affordable housing. The proposed development would provide affordable rental housing for seniors (both senior housing and multi-generational housing) and therefore would increase the supply of affordable housing (Goal). Social services for residents would also be available, which may help people remain housed and therefore avoid displacement of low-income residents and addressing potential homelessness (Policy II.D.5a).
9. The request partially furthers the following Comprehensive Plan policies:
- A. Policy II.B.5f- clustering of homes. The proposal includes buildings for multi-family housing. All buildings, single and two-story, have pathways along the back. There are other pathways internal to the development, and these all connect the homes to the recreation and community areas. The layout is uniform throughout the site, however, and doesn't leave a large portion of open space as it would if the homes were truly clustered.
 - B. Policy II.B.5h- higher density housing location. The subject site is not located in a designated Activity Center; rather it is in the middle of a neighborhood characterized by single-family homes. However, Central Ave., an Enhanced Transit Corridor, is within short walking distance, access to the street network is good and there is a variety of commercial and retail uses along Central Ave.
10. The request furthers the Transportation and Transit Policy II.D.4g-pedestrian opportunities/development. The proposed development would be well-served by a network of internal pathways and trails so residents can move safely throughout the development. The internal pathways connect to 57th St., 58th St. and Avalon Rd. and are within a short walking distance to Central Ave. A designated bicycle lane runs along Central Ave.
11. The request furthers the following, applicable WSSP policies:

- A. WSSP Policy 4.10- land use/non-vehicular travel. The proposed development of multi-family housing along a designated transit corridor would have a network of internal trails to facilitate mobility inside the site and access outside of the site. The design generally supports pedestrian and bicycle travel. Public transportation (both the Rapid Ride and a local bus line) are within close walking distance to the subject site.
 - B. WSSP Policy 6.25- new development/ bicycle/pedestrian trails. The proposed new development includes a system of internal pathways that connect the buildings and common areas and link them to three different exit points (two vehicular and ped/bike and one ped/bike only). All pathways connect to the designated bike lane along Central Ave.
12. WSSP Policy 2.5 requires that the Planning Department consider school capacity, since the proposal is for a site development plan for a residential development. Currently, Lavaland Elementary and West Mesa High School have excess capacity; however, Jimmy Carter Middle School is exceeding capacity. Some of the housing would be multi-generational and could impact the school system; however, only the junior high has a capacity issue and only some units would have junior-high age residents. In sum, the proposal would have some effect on the school system, but it is not likely to be a large one. WSSP Policy 2.5-school capacity/residential development has been considered.
13. The subject site is located between two Community Activity Centers (CACs)—the Atrisco CAC and the West Rt. 66 CAC. Higher-density housing is intended to be located in the designated Activity Centers, and single-family housing outside of the Activity Centers. Though the subject site is close to Central Ave., it would generally not contribute to strengthening concentrations of moderate and high-density land use (ex. housing) in the designated locations and therefore generally conflicts with the Activity Center Goal, Activity Center Policy II.B.7i and WSSP Policy 1.1.
14. The request furthers the following objectives of the WMSDP:
- A. Objective 1: The proposal would result in development of a lot that has remained vacant for many years and which is surrounded by existing development. The subject site would not be available for trash dumping and other negative activities.
 - B. Objective 3: The proposed 54 housing units would be for low and moderate income families and, therefore, would expand housing options available to this population. The development would be new and required to meet current City standards.
 - C. Objective 4: The addition of 54 new housing units would help enhance this West Mesa area as primarily residential, especially north of Central Ave. Commercial and other non-residential uses line Central Ave.
15. The applicant has adequately justified the zone map amendment (zone change) request pursuant to Resolution 270-1980:

- A. Section 1A: The applicant has demonstrated in the response to Section 1C that the zone change request furthers a preponderance of Goals, policies and objectives in applicable plans. Therefore, the request is consistent with the health, safety, morals and general welfare of the City.
 - B. Section 1B: The applicant has provided a sound justification by demonstrating that the request clearly facilitates realization of Goals and policies in applicable Plans, and that the proposed uses would not adversely affect stability of land use and zoning in the area.
 - C. Section 1C: The applicant has adequately demonstrated, by a policy-based response, that the request clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan, the WSSP and the WMSDP.
 - D. Section 1D: A different use category is more advantageous to the community as articulated in the Comprehensive Plan, the WSSP and the WMSDP. The policy-based discussion demonstrates that the proposed zoning category would be more advantageous to the community than the current zoning.
 - E. Section 1E: The proposed SU-1 zoning is limited in scope to the proposed residential uses and support services and, pursuant to the SU-1 zone, is tied to the associated site development plan. Anything not shown on the site development plan would not be allowed. No permissive uses associated with the proposed zoning would be harmful to the neighborhood or community.
 - F. Section 1F: The proposed zone change would not require major or unprogrammed capital expenditures by the City. Funding for the proposed project is already available.
 - G. Section 1G: Economic considerations pertaining to the applicant are a factor in the zone change request, but the applicant is not using them as the determining factor.
 - H. Section 1H: The request would result in multi-family development (apartments). However, the subject site is not located on a collector or major street, so this factor cannot (and is not) be used as justification for the zone change.
 - I. Section 1I: The proposed SU-1 zoning is a justifiable spot zone in this case because it has been demonstrated that the request would clearly facilitate applicable Goals and policies in the Comprehensive Plan and the WSSP, and objectives in the WMSDP.
 - J. Section 1J: The subject site is not a "strip of land along a street". Therefore, the request would not result in a strip zone.
16. The applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section 1C demonstrates how the request clearly facilitates realization of applicable Goals, policies and objectives in the Comprehensive Plan, the

WSSP and the WMSDP(Section 1C). The remaining sections (1A, 1B, 1E-1J) are sufficiently addressed.

17. The affected neighborhood organizations are the West Mesa Neighborhood Association (NA), South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN) and the Westside Coalition of NAs, which were notified. Property owners within 100 feet of the subject site were also notified. As of this writing, Staff received a phone inquiry from an adjacent property owner who wanted to understand the proposal. Staff has not received any written comments and is not aware of any opposition.

RECOMMENDATION— 15EPC-40048, October 8, 2015

APPROVAL of 15EPC-40048, a request for a zone map amendment from R-1 to SU-1 for R-2 Uses for National Guard Armory and PRD to SU-1 for R-2 and Community Center Uses for an approximately 3.8 acre, vacant site known as Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition and a vacated portion of Esperanza Drive NW, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL –15EPC-40048, October 8, 2015– Zone Map Amendment

1. Final approval of the accompanying site development plan for subdivision (15EPC-40018) by the Development Review Board (DRB) is required and shall occur within the time period specified in Zoning Code §14-16-4-1(C)(16)(b), Amendment Procedure.
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FINDINGS –15EPC-40047, October 8, 2015, 2015-Site Development Plan for Building Permit

1. The subject is for a site development plan for building permit for an approximately 3.8 acre, vacant site known as Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition and a vacated portion of Esperanza Drive NW, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, just north of Central Ave. NW (the “subject site”).
2. The subject request accompanies a request for a zone map amendment (zone change) (15EPC-40048). The zone map amendment has been adequately justified pursuant to R270-1980.
3. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan (WSSP) and the West Mesa Sector Development Plan (WMSDP) apply.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the WMSDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The request furthers the Established Urban Goal of the Comprehensive Plan and the following land use policies:
 - A. Established Urban Goal. The proposal would result in the development of senior and multi-generational housing in close proximity to a designated transit corridor, thus providing variety and maximum choice in housing and transportation options. The modern design and open space areas would help create a visually pleasing environment.
 - B. Policy II.B.5a-full range of urban land uses. The proposed multi-family housing and on-site social services would contribute to a full range of urban land uses in the area, which is characterized mainly by single-family residential uses (single-family homes) and a few commercial uses.
 - C. Policy II.B.5d-neighborhood values/environmental conditions/other concerns. The location and intensity of the proposed new development would be appropriate near an enhanced transit corridor (Central Ave.) and would respect social, cultural and recreational resources because of its proximity to parks, a library and a senior center, in addition to on-site open space and social services. The design is modern and incorporates architectural elements used commonly in Albuquerque. The buildings cannot exceed 26 feet within 85 feet of the adjacent single-family homes, and therefore would respect existing conditions nearby.
 - D. Policy II.B.5e- new growth/urban facilities/neighborhood integrity. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would be unlikely to disrupt neighborhood integrity.
 - E. Policy II.B.5l-quality design/new development. The design is modern and uses materials such as stucco, brick veneer and metal and would be comparable to other, recent multi-family developments in Albuquerque. The immediate area includes mostly older buildings and some public facilities (ex. the adjacent fire station), so the proposed buildings would be generally appropriate for the area.
6. The request furthers the Housing Goal and Housing Policy II.D.5a- affordable housing. The proposed development would provide affordable rental housing for seniors (both senior housing and multi-generational housing) and therefore would increase the supply of affordable housing (Goal). Social services for residents would also be available, which may help people remain housed and therefore avoid displacement of low-income residents and addressing potential homelessness (Policy II.D5a).
7. The request partially furthers the following Comprehensive Plan policies:
 - A. Policy II.B.5f- clustering of homes. The proposal includes buildings for multi-family housing. All buildings, single and two-story, have pathways along the back. There are other pathways internal to the development, and these all connect the homes to the recreation and community areas. The layout is uniform throughout the site, however, and doesn't leave a large portion of open space as it would if the homes were truly clustered.

- B. Policy II.B.5h- higher density housing location. The subject site is not located in a designated Activity Center; rather it is in the middle of a neighborhood characterized by single-family homes. However, Central Ave., an Enhanced Transit Corridor, is within short walking distance, access to the street network is good and there is a variety of commercial and retail uses along Central Ave.
8. The request furthers the Transportation and Transit Policy II.D.4g-pedestrian opportunities/development. The proposed development would be well-served by a network of internal pathways and trails so residents can move safely throughout the development. The internal pathways connect to 57th St., 58th St. and Avalon Rd. and are within a short walking distance to Central Ave. A designated bicycle lane runs along Central Ave.
9. The request furthers the following, applicable WSSP policies:
- A. WSSP Policy 4.10- land use/non-vehicular travel. The proposed development of multi-family housing along a designated transit corridor would have a network of internal trails to facilitate mobility inside the site and access outside of the site. The design generally supports pedestrian and bicycle travel. Public transportation (both the Rapid Ride and a local bus line) are within close walking distance to the subject site.
- B. WSSP Policy 6.25- new development/ bicycle/pedestrian trails. The proposed new development includes a system of internal pathways that connect the buildings and common areas and link them to three different exit points (two vehicular and ped/bike and one ped/bike only). All pathways connect to the designated bike lane along Central Ave.
10. WSSP Policy 2.5 requires that the Planning Department consider school capacity, since the proposal is for a site development plan for a residential development. Currently, Laland Elementary and West Mesa High School have excess capacity; however, Jimmy Carter Middle School is exceeding capacity. Some of the housing would be multi-generational and could impact the school system; however, only the junior high has a capacity issue and only some units would have junior-high age residents. In sum, the proposal would have some effect on the school system, but it is not likely to be a large one. WSSP Policy 2.5-school capacity/residential development has been considered.
11. The subject site is located between two Community Activity Centers (CACs)—the Atrisco CAC and the West Rt. 66 CAC. Higher-density housing is intended to be located in the designated Activity Centers, and single-family housing outside of the Activity Centers. Though the subject site is close to Central Ave., it would generally not contribute to strengthening concentrations of moderate and high-density land use (ex. housing) in the designated locations and therefore generally conflicts with the Activity Center Goal, Activity Center Policy II.B.7i and WSSP Policy 1.1.

12. The request furthers the following objectives of the WMSDP:
 - A. Objective 1: The proposal would result in development of a lot that has remained vacant for many years and which is surrounded by existing development. The subject site would not be available for trash dumping and other negative activities.
 - B. Objective 3: The proposed 54 housing units would be for low and moderate income families and, therefore, would expand housing options available to this population. The development would be new and required to meet current City standards.
 - C. Objective 4: The addition of 54 new housing units would help enhance this West Mesa area as primarily residential, especially north of Central Ave. Commercial and other non-residential uses line Central Ave.
13. Conditions of approval are needed to clarify the site development plan.
14. The affected neighborhood organizations are the West Mesa Neighborhood Association (NA), South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN) and the Westside Coalition of NAs, which were notified. Property owners within 100 feet of the subject site were also notified. As of this writing, Staff received a phone inquiry from an adjacent property owner who wanted to understand the proposal. Staff has not received any written comments and is not aware of any opposition.

RECOMMENDATION—15EPC-40047, October 8, 2015

APPROVAL of 15EPC-40047, a Site Development Plan for Building Permit for an approximately 3.8 acre, vacant site known as Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition and a vacated portion of Esperanza Drive NW, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL –15EPC-40047, October 8, 2015- Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.

3. Circulation:

- A. The gravel pathway on the subject site's eastern side shall be re-instated.
- B. The total number of units shall be indicated on the parking table.

4. Walls/Fences:

- A. Show where the "masonry and picket fence", on the detail sheet, is proposed on the site plan.
- B. Specify whether or not the perimeter wall along the length of the subject site will remain.
- C. Indicate the height, materials, finish and colors of the perimeter wall in a standard wall detail.

5. Landscaping:

- A. Plant quantities and water usage shall be indicated.
- B. The legend shall be clarified and/or re-scaled so that each symbol is distinct.
- C. Curb cuts shall be shown on the landscaping plan and be consistent with those shown on the grading and drainage plan.
- D. A note shall be added to indicate that landscaping beds will be depressed below grade.
- E. Indicate whether or not the community garden will be provided.
- F. Compliance with 14-16-3-10(G)(4), tree requirements for multi-family developments, shall be achieved and the math shown.

6. Open Space:

- A. Open space shall be provided pursuant to Zoning Code 14-16-2-11, the R-2 Zone.
- B. Add a column to the Open Space table to indicate how much open space is provided.

7. Lighting:

- A. Pursuant to Zoning Code 15-16-3-9, Area Lighting Regulations, light poles shall not exceed 16 feet high within 100 feet of a residential zone.
- B. The note regarding light poles 25 feet tall maximum shall be replaced with a note indicating that no light poles are over 100 feet of the abutting residential zone.
- C. A light pole detail, indicating height, material(s), finish and color, shall be provided for the pedestrian light poles and the parking lot light poles.

8. Architecture and Design:

- A. A basic angle plane diagram shall be provided for Building F.
- B. Specify if the seat walls will be provided.

9. Condition from Solid Waste Management Department:

The applicant shall work with the Refuse Division to verify refuse access to compactor and enclosure site.

10. Conditions from the Water Utility Authority:

- A. A request for an availability statement shall be made prior to commitment of service.
- B. The waterline shall be deemed private and shall not connect to the public waterlines more than once. If the existing facilities cannot support the fire flow requirements, other alternatives shall be investigated.
- C. Indicate the location of the water meter(s).
- D. The backflow prevention devices shall be installed at the service connection (i.e. just downstream of the water meter).

11. Conditions from the City Engineer (Transportation Development):

- A. Please modify the Site Plan to include a 24 ft. drive isle is required for two-way traffic.
- B. Provide dimension of width at site entrances.

12. Conditions from PNM:

- A. Existing overhead electric distribution lines are located along the eastern and western boundaries of the site and along the northern boundary at Avalon Road NW. It is the applicant's obligation to abide by any conditions or terms of those easements.
- B. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement in order to ensure sufficient safety clearances and to avoid interference with the existing distribution facilities along Avalon Road NW and along the eastern and western boundaries of the site. Trees indicated on the Landscape Plan (SDP-2.1, Sheet 3 of 11) are not a compatible height with the existing overhead electric distribution lines on the northern, eastern and western boundaries of the property. A shorter tree selection at mature height is recommended at this location. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
- C. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service for the project and to discuss the relocation indicated on the Site Development Plan (SDP-1.1, Sheet 1 of 11). Contact:
PNM Service Center—4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-3425

-
- D. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
-

Catalina Lehner

Catalina Lehner, AICP
Senior Planner

Notice of Decision cc list

cc: Dekker/Perich/Sabatini, Attn: Tim Trujillo, 7601 Jefferson NE, Suite 100, Abq., NM 87109
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Abq., NM 87105
Steven Budenski, 5732 La Anita Ave. NW, Abq., NM 87105
Rod Mahoney, South Valley Coalition of NAs, 1838 Sadora Rd. SW, Abq., NM 87105
Marcia Fernandez, South Valley Coalition of NAs, 2401 Violet SW, Abq., NM 87105
Johnny Pena, SWAN, 6525 Sunset Gardens SW, Abq., NM 87121
Jerry Gallegos, SWAN, 417 65th St. SW, Abq., NM 87121
Jerry Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, Abq., NM 87120
Harry Hendricksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct., Abq., NM 87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

No adverse comments.

Office of Neighborhood Coordination

West Mesa NA (R), South Valley Coalition of NAs, South West Alliance of Neighbors (SWAN)
Westside Coalition of NAs

Long Range Planning

CITY ENGINEER

Transportation Development

Please modify the Site Plan to include the following:

1. 24 Ft. drive isle is required for two-way traffic.
2. Provide dimension of width at site entrances.

Hydrology Development

Project number 1003675, no comments at this time; submit plans to hydrology for a comprehensive review.

New Mexico Department of Transportation (NMDOT):

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

1. Address 24 Ft. drive isle is required for two-way traffic.
2. Provide dimension of width at site entrances.

WATER UTILITY AUTHORITY

Utility Services

1. A request for an availability statement must be made prior to commitment of service.
Requests can be made at the following link:

http://www.abcwua.org/Availability_Statements.aspx. Requests shall include the fire flow requirements from the fire marshal.

2. The proposed public waterline onsite will not be accepted as shown on the Utility Plan. This waterline shall be deemed private and shall not connect to the public waterlines more than once. If the existing facilities cannot support the fire flow requirements, other alternatives shall be investigated.
3. The Utility Plan does not indicate the location of the water meter(s).
4. The backflow prevention devices shall be installed at the service connection (i.e. just downstream of the water meter).

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

OSD has reviewed and has no adverse comments.

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Provide 1"-20'-0" scaled site plan, to verify Refuse access to compactor and enclosure site.

FIRE DEPARTMENT/Planning

This project was reviewed and officially approved by the Fire Marshal's Office.

TRANSIT DEPARTMENT

Project # 1003675 15EPC-40047 SITE DEVELOPMENT - BUILDING PERMIT 15EPC-40048 AMENDEMENT TO ZONE MAP (ESTABLISH ZONING/ ZONE CHANGE) ALL OR PORTION OF LOTS 5 & 6, TRACT C-8-B, TOWN OF ATRISCO BRANT, AIRPORT UNIT TORRES ADDITION, AND VACATED PORTION OF ESPERANZA DRIVE NW, ZONED R-1, TO SU-1 FOR R-2, AND COMMUNITY CENTER USES,	Adjacent and nearby routes	Route #66, Central Route, and Route #766, Rapid Ride Red line, pass near the site on Central.
	Adjacent bus stops	There is an existing bus stop, with shelter, on Central adjacent to the Fire Department. The Fire Department is located south of the proposed development.
	Site plan requirements	None
	Large site TDM suggestions	None.

LOCATED ON 57TH ST. NW AND 58TH ST. NW,
BETWEEN CENTRAL AV. AND AVALON RD.
NW, CONTAINING APPROX. 3.651 ACRES. (K-11)

Other
information

There will be Albuquerque Rapid Transit route
coming on Central in near future. There will be a
bus stop with shelter to serve this ART route on
Central and Yucca intersection.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

**Project #1003675
15EPC-40047 SITE
DEVELOPMENT-
BUILDG PRMT
15EPC-40048
AMNDT TO ZONE
MAP (ESTB
ZONING/ZONE
CHG)**

Tract C-8-B, Town of Atrisco Grant, Airport Unit, and Lots 5 and 6, Torres Addition, and Vacated Portion of Esperanza Dr NW, the property is located on 57th St NW and 58th St NW between Central Av NW and Avalon Rd NW. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the development of 54 residential units. This will have impacts to Lavaland Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, Lavaland Elementary and West Mesa High School have excess capacity; however, Jimmy Carter Middle School is exceeding capacity.

Loc No	School	2014-15 40th Day	Capacity	Space Available
288	Lavaland ES	638	675	37
445	Jimmy Carter MS	1242	1000	-242
570	West Mesa HS	1559	2082	523

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)

	<ul style="list-style-type: none">○ Boundary Adjustments / Busing○ Grade reconfiguration• Combination of above strategies <p>All planned additions to existing educational facilities are contingent upon taxpayer approval.</p>
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MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments. Due to the demographic changes projected for the region in the coming years, providing viable housing options for seniors, especially in areas in close proximity to transit corridors, will become increasingly important in the next two decades. For more information about demographic changes in the region or the importance of access to transit and other services, refer to the *Futures 2040 Metropolitan Transportation Plan*, Chapter 2 Section 1, and Chapter 3 Section 13.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. Existing overhead electric distribution lines are located along the eastern and western boundaries of the site and along the northern boundary at Avalon Road NW. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement in order to ensure sufficient safety clearances and to avoid interference with the existing distribution facilities along Avalon Road NW and along the eastern and western boundaries of the site. Trees indicated on the Landscape Plan (SDP-2.1, Sheet 3 of 11) are not a compatible height with the existing overhead electric distribution lines on the northern, eastern and western boundaries of the property. A shorter tree selection at mature height is recommended at this location. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
3. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service for the project and to discuss the relocation indicated on the Site Development Plan (SDP-1.1, Sheet 1 of 11). Contact:
PNM Service Center—4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-3425
4. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

Figure 1: Looking NW at the subject site beyond, from Central Ave. The wrought-iron fences the existing Fire Station.



Figure 2: Looking W, from 57th St., at the subject site.

Figure 3: Looking SE through the chain link fence, at the back yards of the homes along 57th St.





Figure 4: Looking SW through the chain link fence, at the back yards of the homes along 58th St.

Figure 5: Looking S, down the length of the subject site, from Avalon Rd. NW.



Figure 6: Looking E at the subject site.

ZONING

**For specifics of the SU-1 zone and the R-2 zone,
please refer to the Zoning Code.**

APPLICATION INFORMATION



SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- ☐ Annexation
☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): DEKKER/PERICH/SABATINI

PHONE: 505-761-9700

ADDRESS: 7601 JEFFERSON NE SUITE 100

FAX: 505-761-4222

CITY: ALBUQUERQUE

STATE NM

ZIP

87109

E-MAIL: MIRIAMH@DPSDESIGN.ORG

APPLICANT: DOUG CHAPLIN, DIRECTOR, COA DEPT. OF FAMILY AND

PHONE: (505) 768-2880

COMMUNITY SERVICES

ADDRESS: PO BOX 1293

FAX:

CITY: ALBUQUERQUE

STATE NM

ZIP

87103

E-MAIL: dchaplin@cabq.gov

Proprietary interest in site:

List all owners:

DESCRIPTION OF REQUEST: PLAN REVIEW SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract C-8-B, Town of Atrisco Grant, Airport Unit, And, Lots 5 and 6, Unit:

Subdiv/Addn/TBKA: Torres Addition, And, Vacated Portion, of Esperanza Drive, N.W.

SU-1 FOR R2 AND

Existing Zoning: R-1

Proposed zoning: COMMUNITY CENTER USES RGCD Map No

Zone Atlas page(s): K-11-Z

UPC Code: 101105723440820902; 101105722230320926;

101105725437820904

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1003675

CASE INFORMATION:

Within city limits? X Yes

Within 1000FT of a landfill? NO

No. of existing lots: 3

No. of proposed lots: 1

Total site area (acres): 3.651

LOCATION OF PROPERTY BY STREETS: On or Near: 57TH ST. NW AND 58TH ST. NW

Between: CENTRAL AVE NW

and AVALON ROAD NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 10/14/2014

SIGNATURE

DATE 8-25-15

(Print Name)

Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

- ☐ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

15EPC 40047

Action

SBP

ADV

CHF

ARM

S.F.

Fees

\$85.00

\$75.00

\$50.00

\$

\$

\$

Total \$

Hearing date

October 8, 2015

8-26-15

Project # 1003675

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"

- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"

☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- Less than 5 ac N/A
- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
 - ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 20 copies
 - ☒ Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ☒ Traffic Impact Study (TIS) form with required signature
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
- Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

MURIAN HICKS
Applicant name (print)
[Signature]
Applicant signature / date



Form revised November 2010

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
EPC- 40047

[Signature] 8-26-15
Planner signature / date
Project #: 1003675

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

☐ SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)

(Unadvertised)

☐ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)

(Public Hearing)

☐ SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)

(Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.*

Your attendance is required.

☒ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ✓ Zone Atlas map with the entire property clearly outlined and indicated
 - ✓ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - ✓ Sign Posting Agreement form
 - ✓ Traffic Impact Study (TIS) form
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

☐ AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

☐ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Tin Trujillo
[Signature]

Applicant name (print)

8-26-15

Applicant signature & Date

Revised: June 2011

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

1/EPC - 40018

Project # 1003675

Staff signature & Date



CITY OF ALBUQUERQUE



Department of Family and Community Services

Douglas H. Chaplin, Director

Richard J. Berry, Mayor

August 13, 2015

**Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102**

RE: Site Development Plan for Building Permit

Dear Chairman Nicholls:

The purpose of this letter is to authorize Dekker Perich Sabatini to act as our agent on this request for a Site Development Plan for Building Permit for TRACT C-8-B TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE 2011, located at 57th Street and Central Ave. NW.

Please be advised that the City of Albuquerque, as owner of the subject property, grants permission for Dekker Perich Sabatini to make such application(s) as may be necessary in the application for a Site Development Plan for a Building Permit for the subject property.

Best Regards,

Douglas H. Chaplin

Cc: Gorman Industries, Zac Johnson; DFCS Valerie Bargas, Community Development Division Manager

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DEKKER/PERICH/SABATINI DATE OF REQUEST: 8/19/2015 ZONE ATLAS PAGE(S): K-11-Z

CURRENT: SU-1 FOR R2 USES AND
ZONING COMMUNITY CENTER
PARCEL SIZE (AC/SQ. FT.) 3.651 ACRES

LEGAL DESCRIPTION:
LOT OR TRACT # TRACT C-8-B BLOCK #
SUBDIVISION NAME LAVALAND ADDITION

REQUESTED CITY ACTION(S):

ANNEXATION ☐
ZONE CHANGE ☐ : From _____ To _____
SECTOR, AREA, FAC, COMP PLAN ☐
AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:
SUBDIVISION* ☐ AMENDMENT ☐
BUILDING PERMIT ☒ ACCESS PERMIT ☐
BUILDING PURPOSES ☐ OTHER ☐

*Includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐
NEW CONSTRUCTION ☒
EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 54 DU
BUILDING SIZE: 60,094 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 8.20.15

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2nd Floor West, 800 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

54 apartment

If a TIS is required, a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER [Signature]

DATE 8-19-15

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

Revised January 20, 2011

Project Summary:

Generations at West Mesa is designed for active seniors with special emphasis on seniors who may be raising grandkids. The heart of the new affordable housing design is a community center that will be operated by Catholic Charities. The center will bring residents and neighbors more social services, like life skills and wellness classes, mentoring for youths, and other programs that promote self-sufficiency. Additionally, a vegetable garden, meandering pathways, and outdoor gathering retreats encourage community involvement and employ crime prevention design techniques to enhance safety and wellbeing.

The West Mesa neighborhood has an eclectic sensibility represented by roads with offset intersections, narrow lots, and small homes using a mix of simple yet varied building styles and roof forms. The proposed site plan follows the existing pattern by bisecting the lot and deliberately creating jogs at the intersections. This plan naturally calms traffic by limiting length of each road section and delineates areas for safe pedestrian crossings at intersections. In addition to automobile access, there is a network of ADA accessible sidewalks as well as gravel paths that meander through the site linking building entrances, courtyards and common areas creating a safe, pedestrian-centered environment.

Comprised of 54 one, two and three-bedroom units, Generations at West Mesa contains a variety of floor plans and mix of unit sizes offering a broad selection of housing types for senior individuals and families depending on their specific needs. For example, two story units are centrally located close to common site amenities. Within these units, master bedrooms are placed on the ground floor, with either one or two bedrooms at second level – affording privacy for adults who may be living with grandchildren in their home. Other units are approached through shared courtyards and covered portals connecting the unit entrances. This creates the opportunity for residents to engage with one another and allows a strong visual connection to the street frontage maintaining “eyes on” for security and to providing an area for socialization and children’s play.

All dwelling units have access to small private patios or decks and shared yard areas enhancing quality of life through access to natural light and nature. Approaches to the units from parking areas to front walkways are softened with native landscape. In addition, a meandering pathway links the rear yard areas encouraging walking and interacting with neighbors across the site.

Generations at West Mesa forms a direct connection with the community of West Mesa, while providing necessary services and amenities for its residents. With an emphasis on wellbeing, safety, and quality of life, Generations addresses and enhances an evolving active senior lifestyle.

September 30, 2015



Mr. Peter Nicholls
Chair, Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: 57th & Central Senior Housing
Resolution 270-1980: Policies for a Zone Map Amendment Change Application
Request for Zone Map Amendment on the following three parcels:
1) Tract C-8-B Plat of Trs C-8-A & C-8-B Town of Atrisco Airport Unit Cont 3.3755 ac
2) *005 Torres Add x L6
3) Vac R/W 50x80 (Esperanza Dr)

Dear Mr. Nicholls:

This letter is a request for approval of a Zone Map Amendment from R-1 to SU-1 for R-2 and Related Community Center Uses. The proposed 3.651 acre site near the northwest corner of Central Ave. and 57th St. is shown on Zone Atlas Page K-11-Z.

The City of Albuquerque owns the property that comprises 3.651 acres in the center of the block in between 57th St., 58th St., Central Ave., and Avalon Rd. This re-zoning request is intended to establish a zone that is consistent with the needs of Catholic Charities, while simultaneously respecting the existing character of the community and its residential uses adjacent to the property.

An RFP was released in the fall of 2014 in search of a development team that could deliver an affordable rental housing development project for seniors. The submittal team of Catholic Charities and Gorman & Company, Inc. won the right to develop the site. Through due diligence on the part of the development team, the proposed uses were determined to be both needed and feasible given the myriad of project constraints. The proposed development would replace the sometimes problematic site with an active use that integrates with the community, as well as stabilizes and complements surrounding land uses.

The proposed site plan has been developed in coordination with the existing road network. Esperanza Drive would connect to the east of the site, while Dolores Drive would connect to the north. The primary site access will likely occur at the Esperanza extension, due to its proximity to Central Ave. The west side of the development interfaces with the existing community through a vegetable garden and social gathering spaces.

The site is controlled by the West Mesa Sector Development Plan. This Plan was intended to guide development in a way that encouraged the upgrading of area housing, encouraged investment in infrastructure such as storm water drainage and pedestrian facilities, as well as supported physical improvements such as animal control and weed and litter ordinances.

The proposed zone change conforms to the requirements of R-270-1980 and will further the health, safety, and general welfare of the City. The next section of this letter lays out the justification for the Zone Map Amendment and conformance with the requirements of R-270-1980, along with other

applicable City plans and policies (shown in italics). Responses describing how the proposed zoning conforms to City policies follow each policy.



Resolution 270-1980: Policies for a Zone Map Amendment Change Application

Section A: Proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The proposed zone change is consistent with and positively contributes to the health, safety, and welfare of the City and the surrounding community. This parcel of land has been vacant for decades and the site of illegal dumping and a haven for vagrants, eroding the quality and safety of the surrounding residential neighborhood. The zone change will enable the development of affordable, high quality residential units for senior citizens in close proximity to a major transit corridor, Central Avenue. This infill project will help resolve the issues associated with this long-time vacant lot and will positively contribute to the surrounding area. It creates affordable living for seniors and provides common open space that is accessible to the greater neighborhood. As demonstrated in more detail below in Policy C, the proposed zone change is consistent with the policies of the Comprehensive Plan, West Side Strategic Plan, and the West Mesa Sector Development Plan. Therefore, the proposed zone change to SU-1 for R-2 and Related Community Center Uses is consistent with the health, safety, morals and general welfare of the City.

Section B: Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the zone change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

This proposed zone change will encourage stable land use and zoning by developing both residential and community uses along an established corridor. The proposed uses are consistent with surrounding uses that are predominately residential and community-related. The character of the proposed development will be consistent with existing area development by placing residential uses near existing residences and injecting community-related uses nearest to existing community facilities such as the fire station.

Section C: A proposed zone change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans, which have been adopted by the City.

As demonstrated below, the proposed zone change is consistent with the Goals and Policies of the City of Albuquerque /Bernalillo County Comprehensive Plan, the Westside Strategic Plan, and the West Mesa Sector Development Plan. The proposed zone change supports many elements of these adopted plans and policies.

Albuquerque/Bernalillo County Comprehensive Plan

The proposed site is within the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan). The Plan encourages redevelopment in Established Urban Areas "to promote equitable economic development conditions." Applicable policies include:

Land Use

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

This zone change will respect the residential neighborhoods and neighboring businesses at this location. The proposed design uses Southwest vernacular architecture that characterizes the neighborhood and region. The intensity of the development is compatible with the surrounding residential neighborhood and appropriate for a site with such proximity to Central Avenue, a Major Transit Corridor as designated by the Comprehensive Plan. Major Transit Corridors are designed to optimize public transit and move large numbers of people. They focus on movement via a pedestrian friendly environment and encourage mixed use infill and redevelopment. Generations directly reflects to vision of the Major Transit Corridors policy. The project also provides usable open space that contributes to the social well-being of the community and provides views of the Rio Grande Valley and Sandia mountain range to the east. Site design is carried out in a way that is environmentally sensitive and meets or exceeds the latest requirements so as to not put any undue stress on existing infrastructure. It is in these ways that the location, intensity, and design of the new development respects the existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern. Policy II.B.5d is furthered.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to programmed urban facilities and services and where the integrity of existing neighborhood services can be ensured.

The site is currently vacant and contiguous to existing City infrastructure. Development of this parcel would help revitalize the area by injecting new, appropriate development. The request for a zone change furthers the City's goal of accommodating development on vacant lands. Policy II.B.5e is furthered.

Policy II.B.5f: Clustering of homes to provide larger open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

The site design clusters residences to create larger community gathering and recreation spaces such as the courtyards and community garden areas. Policy II.B.5f is furthered.

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- *In designated Activity Centers.*
- *In areas with excellent access to major street network.*
- *In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure will be available.*
- *In areas now predominantly zoned single family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.*
- *In areas where transition is needed between single family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.*

Project density is approximately 13 dwelling units per acre. This density is consistent with second and fifth situations listed above: "In areas with excellent access to major street network" and, "In areas where transition is needed between single family homes and much more intensive development." Central Avenue is a designated Major Transit Corridor in the Comprehensive Plan, encouraging higher development densities along its length. This project provides a transition between the single family neighborhoods and provides seniors, a demographic group that tends to

drive less, with convenient access to a reliable transit network along Central Avenue. Policy II.B.5h is furthered.

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Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The development layout utilizes existing streets as a basic development framework. The development intensity will not result in any significant change to the existing transportation system and any use will be handled by existing infrastructure. Therefore, the livability and safety of established residential neighborhoods will be protected in transportation planning and operations. Policy II.B.5k is furthered.

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The site design was carefully studied and crafted to allow for a more socially cohesive community. Unlike typical residential layouts, this plan creates common, usable outdoor space that also creates a visual buffer with adjacent residential lots. Building massing was broken up to respect the local context and local vernacular architecture is utilized. It is in these ways that quality and design are used in a way that is appropriate to the Plan area. Policy II.B.5l is furthered.

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

This requests for a zone change will further the City's goal of redeveloping older neighborhoods. This proposed improvement near Central will contribute to the redevelopment of the corridor and neighborhood. It will take what is now a vacant parcel of land and provide a fully landscaped, attractive development. Policy II.B.5o is furthered.

Environmental Protection and Heritage Conservation

Policy II.C.1b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The proposed development by Catholic Charities is located proximate to Central Avenue, which includes services as well as extensive bus services, with connections to the entire city and region. Residents will have extensive mobility options as a result of the development location, which promotes balanced mobility and, thus, better air quality. Policy II.C.1b is furthered.

Policy II.C.1d: Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

The development layout utilizes existing street axes as a basic development framework. The development intensity will not result in any significant change to the existing transportation system. Proximate mass transit will provide residents with mobility options, reducing the amount of single-occupancy travel throughout the area. Policy II.C.1d is furthered.

Developed Landscape

Policy II.C.8a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

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Regional vegetation will be utilized throughout the site to celebrate the local landscape. Site topography and site development layout work to maintain vistas for area residents, which further respects and enhances the natural and visual environment that are unique to this neighborhood and the City of Albuquerque. Policy II.C.8a is furthered.

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The landscape design is intended to control water erosion and dust. It will also create a visually pleasing character by utilizing regional vegetation that requires low-water use. Policy II.C.8d is furthered.

West Side Strategic Plan

A Rank II plan, the West Side Strategic Plan was first adopted in 1997 and amended in 2011. This plan provides a framework of strategic policies meant to manage growth and development on Albuquerque's West Side. The proposed site is within the West Central area and is not within a designated neighborhood or community center. Applicable policies include:

Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

Generations is a facility primarily for senior living. While a few of the units may house seniors with grandchildren, this will never include a significant number of children as a large majority of the residential units do not support such an arrangement. Therefore, this project will not adversely impact the local public schools. Policy 2.5 is furthered.

Policy 3.29: The residential areas south of West Central Avenue within this Community should remain rural in character and density. Zone changes to higher-density residential or for additional commercial services should not be supported in this area, except in areas along Bridge Street, or near the intersection of Bridge and Coors.

While this plan describes the area as "rural in character and density", the existing neighborhood condition is no longer reflected in these terms as development of the area has proceeded for decades. Generations is designed to a density of nearly 13 dwelling units per acre; the site is carefully designed to create a place that complements the surrounding community through a variety of building massings and open spaces. The following Policy 3.30, as well as the Comprehensive Plan's Centers and Corridors directive, encourage higher densities along the revitalizing Central Avenue corridor. Therefore, this project, as designed, maintains the area character, while increasing density near a major express transit corridor. Policy 3.29 is furthered.

Policy 3.30: West Central Avenue is a linear activity "corridor" for this Community and a full range of, mixed land uses should be supported along both sides of this corridor. Nodes should be emphasized at Central and Coors (Community Center in scale) and Atrisco Plaza (neighborhood center scale).

Generations is designed to create a development that respects and reflects the surrounding community through a variety of building massings and open spaces. This project supports the linear activity "corridor" of West Central Avenue and contributes to the land mix. The slight increase in residential density will contribute to the market that will help businesses along the corridor to thrive. Policy 3.30 is furthered.

Policy 3.32: Views to the east from the bluffs above the river in the residential area north of West Central Avenue shall be protected. No buildings above two stories will be allowed along the river's edge. An open street pattern which allows views out of the neighborhood toward the river valley will be required in developing areas. Wall height restrictions developed for Major Arroyos will apply to the river bluff in this Community also.

While this site is removed from the bluffs above the river by several blocks, Generations is designed with views in mind. The site design utilizes available topography to maintain and enhance opportunities to experience the views afforded from the site toward the Sandia Mountains, downtown Albuquerque, and the Rio Grande Valley. Policy 3.32 is furthered.

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

Generations is strategically located near Central Avenue to allow residents to access transit options that are available along this corridor. Residential density is supportive of mass transit. Meanwhile, the streets are designed to slow traffic through the site and allow for safe pedestrian and bicycle movements. The street grid connects to existing streets beyond the site to allow residents easy access to and from Generations by all available modes of transportation. Policy 4.10 is furthered.

Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.

The streets within the Generations development are designed to slow traffic through the site and allow for safe pedestrian and bicycle movements. The street grid connects to existing streets beyond the site to allow residents easy access to and from Generations by foot or bicycle. Policy 6.25 is furthered.

Policy 10.1: The public has stated that they would like to see arroyos treated in a more naturalistic manner. They made it clear that they do not want to see concrete channels on the West Side. This Plan strongly recommends naturalistic treatment of all arroyos on the West Side. It is recognized that structural improvements may be required in arroyos and channels on the West Side. The Plan will require developers and public agencies to explore naturalistic treatments where possible. If such designs fail to be physically or financially feasible, less natural treatments may be considered. All review agencies, as well as the appropriate City/County, and AMAFCA staff, should carefully analyze the impacts of proposed developments to existing arroyos and should determine which treatments are most appropriate physically and financially.

The approximately three and a half-acre site incorporates stormwater management requirements as well as best practice approaches, thus alleviating the negative impacts to existing arroyos and other stormwater

drainage infrastructure. The site design incorporates impervious surfaces through significant landscaping as well as on-site stormwater detention. It is environmentally sensitive and meets or exceeds the latest requirements so as to not put any undue stress on existing infrastructure. Policy 10.1 is furthered.

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West Mesa Sector Development Plan

The proposed site falls within the West Mesa Sector Development Plan boundary. This Rank III plan contains a set of five long-term objectives along with three short-term objectives. These objectives are intended to guide development within the plan area in a way that implements the goals and policies set forth by the Albuquerque/Bernalillo County Comprehensive Plan. The following objectives are relevant to the Generations project:

Objective 1: Elimination of blight and prevention of blighting influences.

The Generations development contributes toward the objective to eliminate blight and prevent blighting influences by creating infill on a long-time vacant parcel. This development will bring value and amenities to the community. Objective 1 is furthered.

Objective 2: Elimination of conditions which are detrimental to the public health, safety, and welfare.

The Generations development contributes toward the objective to eliminate conditions which are detrimental to the public health, safety, and welfare. The site design encourages physical activity with its trails and community gathering spaces. It creates infill on a vacant parcel of land, helping to eliminate this otherwise empty plot of land that invites unwelcome elements in its current state. The community center will provide services for the community such as wellness classes, life skills, and other programs that promote self-sufficiency. Objective 2 is furthered.

Objective 3: Conservation, improvement, and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code standards.

Generations is a project that will provide affordable housing options for seniors. This project is directly aligned with this objective, creating housing that is available to low and moderate income families. Objective 3 is furthered.

Objective 4: Enhancement of the area as a primarily residential area with a strip of commercial uses along Central Avenue.

Generations is a development that is designed in a way that directly responds to this objective to enhance the area as a primarily residential area with a strip of commercial uses along Central Avenue. The site is buffered from Central Avenue by a City Fire Station. Development of housing on this parcel will create a more intact residential neighborhood that is buffered from Central by a non-residential use. Objective 4 is furthered.

Section D: The applicant must demonstrate that the existing zoning is inappropriate because:

- (1) There was an error when the existing zone map was created, or*
- (2) Changed neighborhood or community conditions justify the change, or*
- (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.*

The proposed zone change conforms with the requirements of criterion (3) of Policy D and is supported by many goals and objectives of City/County Comprehensive Plan. The proposed zoning will result in a more diverse mix of uses in the area, (i.e. the community center) as well as provide residences. A zone change to SU-1 for R-2 and Community-Related uses is also advantageous for the community in the following ways:

- Uses vacant land proximate to existing City infrastructure
- Redevelops a neighborhood in the Established Urban Area
- Uses a site design that improves the quality of the visual environment

Section E: A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to the adjacent property, the neighborhood, or the community.

The proposed development is consistent with surrounding existing uses, with residential uses to the north and appurtenant uses located nearer to Central Avenue. The permissive uses in the proposed zone include the community center and community garden, which will be attributes for the community that will deliver amenities that beautify the neighborhood and contribute to the livability of the community. It is our opinion that these permissive uses will not be harmful to the adjacent property, the neighborhood, or the community.

Section F: A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

- (1) Denied due to lack of capital funds, or
- (2) Granted with the implicit understanding that the City is not bound to provide capital improvements on any special schedule.

The proposed zone change, which to be utilized through land development, will not require major and unprogrammed capital expenditures by the City. The City of Albuquerque will contribute the land to the project at no cost to the partnership. In addition, the City of Albuquerque will provide approximately \$2 million in Workforce Housing Trust Fund (WFHTF) monies in order to assist in the construction of this development. The WFHTF dollars will be used to fund direct construction costs of the project.

Section G: The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of the land or other economic considerations pertaining to the applicant is not based upon the applicant's request for a zone change. The zone change request is related to appurtenant uses on the project site and, therefore, the cost of the land or other economic considerations are not the determining factor for a change of zone.

Section H: Location on a collector or major street is not in itself justification for apartment, office, or commercial zoning.

This project proposes primarily single-family residential uses that are not located directly on a collector or major street. Therefore, location on a collector or major street is not a factor in this request.

Section I: A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change may be approved only when;

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or*
- (2) The area of the proposed zone change is different from surrounding land because it could not function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zones due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.*

While SU-1 zoning creates a spot zone by definition, it is still allowed because the change will clearly facilitate realization of the Comprehensive Plan, the West Side Strategic Plan, and the West Mesa Sector Development Plan as justified under Section C. Additionally, the SU-1 zoning allows for a public involvement process as well as a dialog and engagement with the City to address the special circumstances of the development to arrive at a place that is mutually beneficial to all parties.

Section J: A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved on where:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

This zone change request is not a "strip zoning" because it does not consist of a land located along a street. Therefore, this policy does not apply.

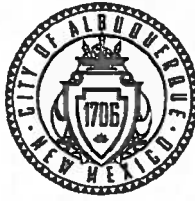
Based upon the rationale presented in this letter, we respectfully request approval of a Zone Map Amendment to SU-1 for R-2 and Related Community Center Uses. If you have any questions or need clarification of anything contained herein, please contact me at (505) 761-9700.

Sincerely,

Dekker/Perich/Sabatini
Agent for the Gorman & Company Development Team &
The City of ABQ as the current land owner.

Tim Trujillo
Urban Planner, Designer

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office

August 3, 2015

Miriam Hicks
Dekker Perich Sabatini
7601 Jefferson NE, Suite 100/87109
Phone: 505-761-9700/Fax: 505-761-4222
E-mail: miriamh@dpsdesign.org

Dear Miriam:

Thank you for your inquiry of August 3, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – TRACT C-8-B, TOWN OF ATRISCO GRANT, AIRPORT UNIT AND LOTS 5 AND 6, TORRES ADDITION AND VACATED PORTION OF ESPERANZA DRIVE NW, LOCATED ON 57TH STREET NW BETWEEN CENTRAL AVENUE NW AND AVALON ROAD NW AND 57TH STREET NW AND 58TH STREET NW** Zone Map: K-11.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH NA/HOA.**

“ATTACHMENT A”

(EPC SUBMITTAL) – TRACT C-8-B, TOWN OF ATRISCO GRANT, AIRPORT UNIT AND LOTS 5 AND 6, TORRES ADDITION AND VACATED PORTION OF ESPERANZA DRIVE NW, LOCATED ON 57TH STREET NW BETWEEN CENTRAL AVENUE NW AND AVALON ROAD NW AND 57TH STREET NW AND 58TH STREET NW Zone Map: K-11 for Miriam Hicks, Dekker/Perich/Sabatini.

WEST MESA N.A. “R”

***Louis Tafoya**

6411 Avalon Rd. NW/87105 836-3189 (h)

Steven Budenski

5732 La Anita Ave. NW/87105 489-1218 (h)

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS

***Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)

Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

***Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)

Jerry Gallegos, 417 65th St. SW/87121 261-0878 (c) 831-5406 (h)

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

***President of NA/HOA**

- typical -

DEKKER
PERICH
SABATINI

Aug. 26, 2015

Mr. Louis Tafoya
6411 Avalon Rd. NW
Albuquerque, NM 87105

Mr. Steven Budenski
5732 La Anita Ave. NW
Albuquerque, NM 87105

Re: Generations at West Mesa - Site Development Plan for Building Permit

Dear Mr. Tafoya and Mr. Budenski:

The purpose of this letter is to inform you and the South Valley Coalition of Neighborhood Associations that Dekker Perich Sabatini has submitted a request for a Site Development Plan for Building Permit on behalf of the City of Albuquerque for Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 and 6, Torres Addition, And, Vacated Portion, of Esperanza Drive, N.W. Please see the attached zoning map K-11-Z with the location marked for clarity. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, October 8th, 2015 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 3.6 acre property is R-1, we are requesting a zone change to SU-1 for R-2 and Community Center uses. The applicant is submitting a Site Development Plan for Building Permit for a multifamily senior housing development per City of Albuquerque RFP DFCS-14-01 awarded to Gorman & Company, Inc and Catholic Charities. This development includes a senior living community of 54 dwelling units with an appropriately scaled community center and community garden. The community spaces and Catholic Charities offices will be available for shared use with the greater neighborhood.

We look forward to working with you. Please do not hesitate to contact me at 761-9700 with any questions you may have regarding this request.

Sincerely,

Dekker/Perich/Sabatini Ltd.



Tim Trujillo,
Urban Planner, Designer

Att: Copy of the Zone Atlas Page K-11-Z
Site Plan for Building Permit Sheet 1

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Postage	\$ 0.49	Postmark Here
Certified Fee	3.45	
Return Receipt Fee (Attachment Required)	2.80	
Insured Delivery Fee (Attachment Required)		
Postage & Fees	\$ 6.74	

Mr. Gerald C. Worrall
1039 Pinatube Pl. NW
Albuquerque, Nm 87121

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MAILING
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Total Postage & Fees		6.74

Mr. Steven Budenski
5732 La Anita Ave. NW
Albuquerque, NM 87105

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Registered Delivery Fee (Insurance Required)	AUG 25 2015
Total Postage & Fees	\$ 6.74

Ms Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105

[illegible]

Aug. 1, 1900

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Return Receipt Fee (Endorsement Required)	2.80	
Registered Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.74	

Send to: **Mr. Harry Hendriksen**
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114

PS Form 3800, July 2012

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Registered Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.74	

Send to _____
 Bureau & Apt. 14
 1838 Sadora Rd. SW
 Albuquerque, NM 87105

Subordinate per instructions

For clarity, the nation's education boards are being asked to

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Total Postage & Fees	\$ 6.94

Mr Johnny Pena
6525 Sunset Gardens SW
Albuquerque, NM 87121

100

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Registered Delivery Fee (Endorsement Required)		
Total Postage & Fees		\$ 6.74

MR. Jerry Gallegos
417 65th St. SW
Albuquerque, NM 87121

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Call now, toll free 1-800-368-5828
(See poster for instructions)

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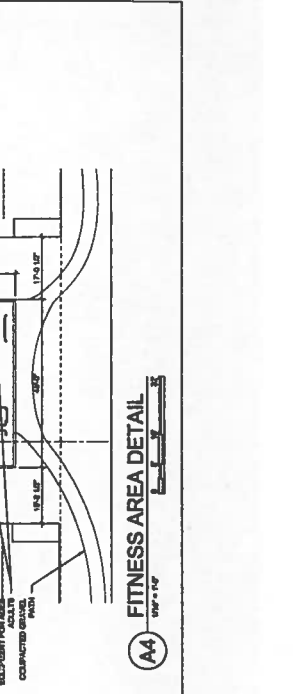
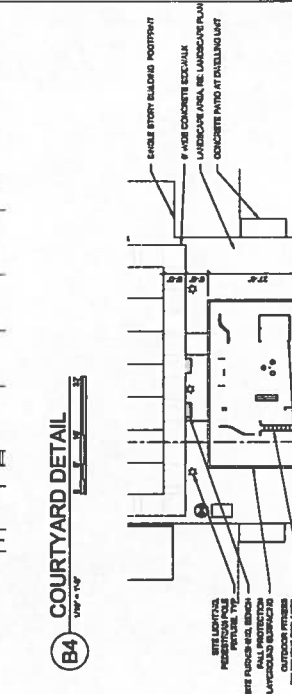
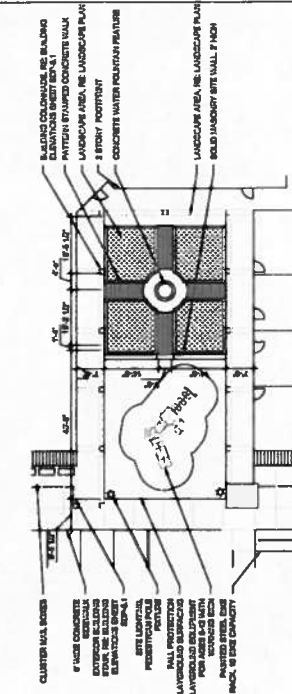
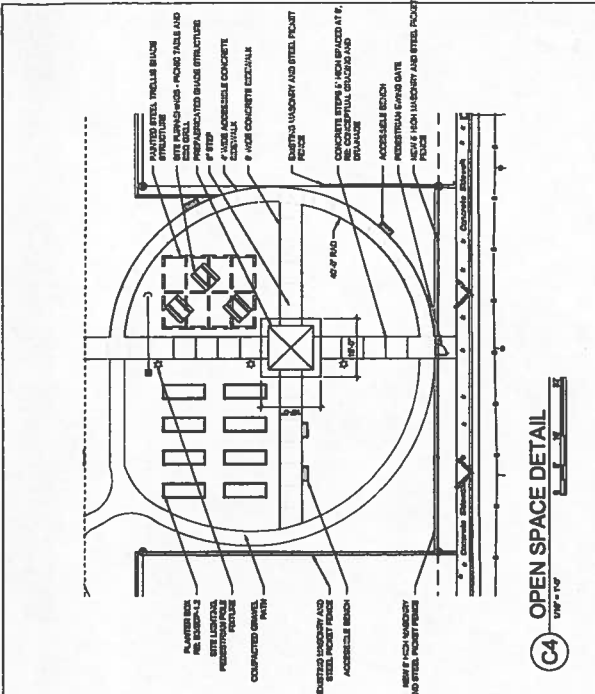
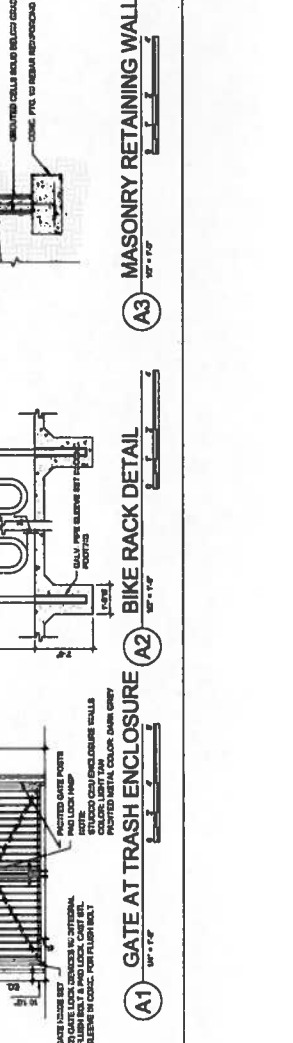
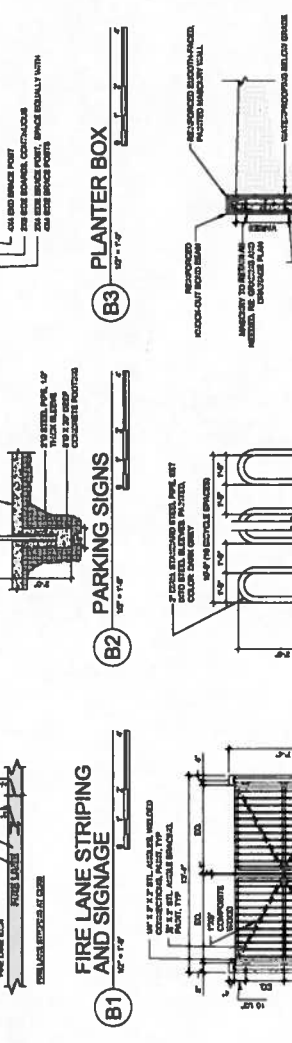
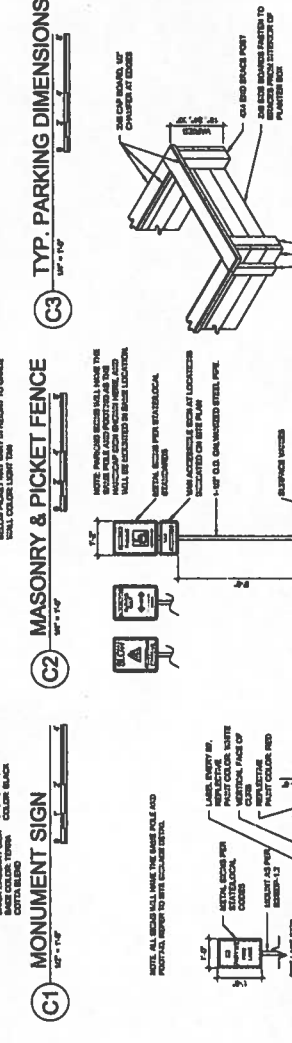
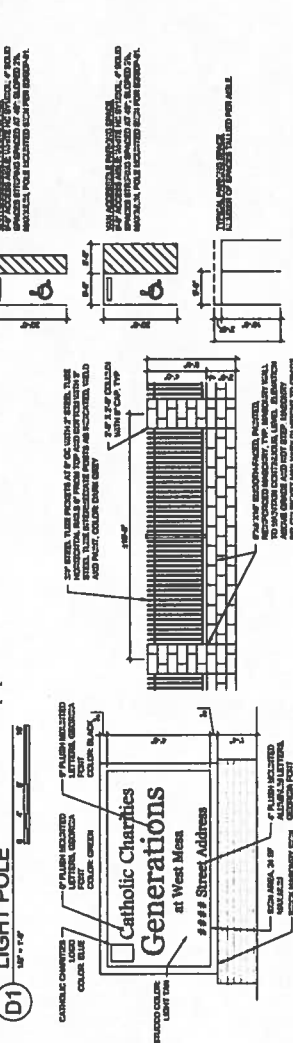
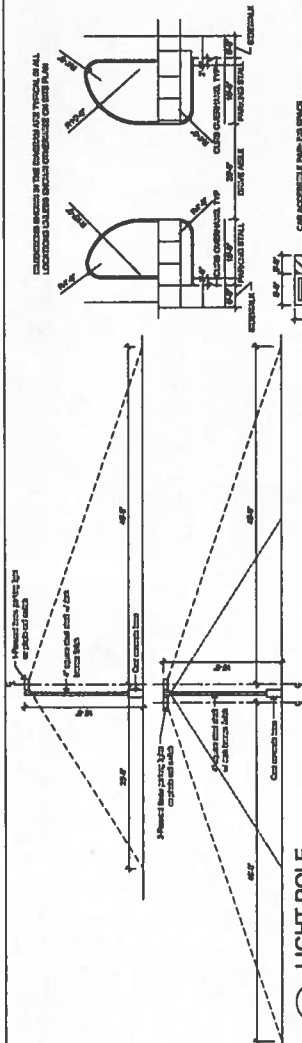
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Facsimile Delivery Fee (Postment Required)		
Total Postage Fees	\$ 6.74	

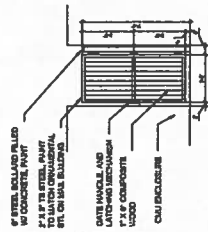
Mr. Louis Tafoya
6411 Avalon rd nw
Albuquerque, NM 87105

PS Form 3800, July 2014
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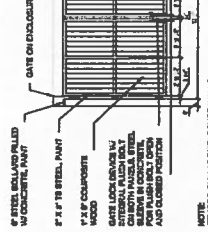
Revised 04/26/08

REDUCTIONS

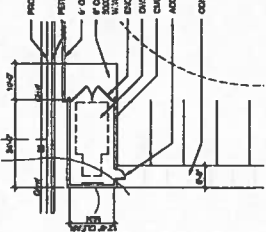




C5 GATE ELEVATION
10' x 10'



B5 GATE ELEVATION
10' x 10'



A5 TRASH ENCLOSURE DETAIL
10' x 10'

DRAINAGE CONCEPT

PROPOSED: THE SITE IS AN UNDEVELOPED LOT, PROPERTY LOCATED WITHIN LGA. THE SITE IS BOUND TO THE NORTH BY FIRE STATION NO. 7, TO THE EAST BY FIRE STATION NO. 8, TO THE SOUTH BY AVENUE ROAD, AND TO THE WEST BY AVENUE ROAD. THE SITE IS BOUND TO THE NORTH BY FIRE STATION NO. 7, TO THE EAST BY FIRE STATION NO. 8, TO THE SOUTH BY AVENUE ROAD, AND TO THE WEST BY AVENUE ROAD.

EXISTING: THE SITE IS AN UNDEVELOPED LOT, PROPERTY LOCATED WITHIN LGA. THE SITE IS BOUND TO THE NORTH BY FIRE STATION NO. 7, TO THE EAST BY FIRE STATION NO. 8, TO THE SOUTH BY AVENUE ROAD, AND TO THE WEST BY AVENUE ROAD. THE SITE IS BOUND TO THE NORTH BY FIRE STATION NO. 7, TO THE EAST BY FIRE STATION NO. 8, TO THE SOUTH BY AVENUE ROAD, AND TO THE WEST BY AVENUE ROAD.

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CALCULATIONS

1. CALCULATIONS: THE CALCULATIONS WERE PERFORMED USING THE FOLLOWING DATA:

AREA OF SITE	100% OF SITE	100% OF SITE	100% OF SITE
Area A	0.00	0.00	0.00
Area B	0.00	0.00	0.00
Area C	0.00	0.00	0.00
Area D	0.00	0.00	0.00
Total Area	0.00	0.00	0.00

2. CALCULATIONS: THE CALCULATIONS WERE PERFORMED USING THE FOLLOWING DATA:

AREA OF SITE	100% OF SITE	100% OF SITE	100% OF SITE
Area A	0.00	0.00	0.00
Area B	0.00	0.00	0.00
Area C	0.00	0.00	0.00
Area D	0.00	0.00	0.00
Total Area	0.00	0.00	0.00

3. CALCULATIONS: THE CALCULATIONS WERE PERFORMED USING THE FOLLOWING DATA:

AREA OF SITE	100% OF SITE	100% OF SITE	100% OF SITE
Area A	0.00	0.00	0.00
Area B	0.00	0.00	0.00
Area C	0.00	0.00	0.00
Area D	0.00	0.00	0.00
Total Area	0.00	0.00	0.00

4. CALCULATIONS: THE CALCULATIONS WERE PERFORMED USING THE FOLLOWING DATA:

AREA OF SITE	100% OF SITE	100% OF SITE	100% OF SITE
Area A	0.00	0.00	0.00
Area B	0.00	0.00	0.00
Area C	0.00	0.00	0.00
Area D	0.00	0.00	0.00
Total Area	0.00	0.00	0.00

5. CALCULATIONS: THE CALCULATIONS WERE PERFORMED USING THE FOLLOWING DATA:

AREA OF SITE	100% OF SITE	100% OF SITE	100% OF SITE
Area A	0.00	0.00	0.00
Area B	0.00	0.00	0.00
Area C	0.00	0.00	0.00
Area D	0.00	0.00	0.00
Total Area	0.00	0.00	0.00

FIRST FLUSH MEASURES

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF FIRST FLUSH (DEFINED AS THE 50TH PERCENTILE STORM EVENT OR 0.5" (12.7 mm) OF RAINFALL) OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE PROPOSED VOLUME REQUIRED IS 0.54' * TYPE IV AREA.

0.54' * 2.7' * 60% LOSS TREATMENT = 0.856' * 2.7' = 2.31' OF

THERE ARE FIRST FLUSH RETENTION BASIN AREAS THROUGHOUT THE SITE (HATCHED AREAS). STORMWATER FROM THE HATCHED AREAS SHALL BE DIRECTED TO THE FIRST FLUSH BASIN. THE FIRST FLUSH BASIN SHALL BE DESIGNED TO CAPTURE THE FIRST FLUSH OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.

THE FIRST FLUSH BASIN VOLUMES SHALL BE ANALYZED AND SIZED AS PART OF THE DRAINAGE PLAN. SUBSTANTIAL CATCH BASIN LOCATIONS ARE SHOWN CONCEPTUALLY AND SHALL BE LOCATED AND SIZED WITH FINAL DESIGN.

THE CUMULATIVE AREA SHOWN HATCHED FOR FIRST FLUSH POOLING IS APPROXIMATELY 4,770 SF. THE AVERAGE DEPTH WILL BE 7'.



GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
2. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION.
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4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (J.R.) TO BE A FIRE HYDRANT.
5. ALL FIRE DEPARTMENT CONNECTIONS (FDC) TO BE A FIRE HYDRANT.
6. (F.L.) - DENOTES CLUSTER OF BUILDINGS BEING SERVED BY THE DESIGNATED FIRE LINE.

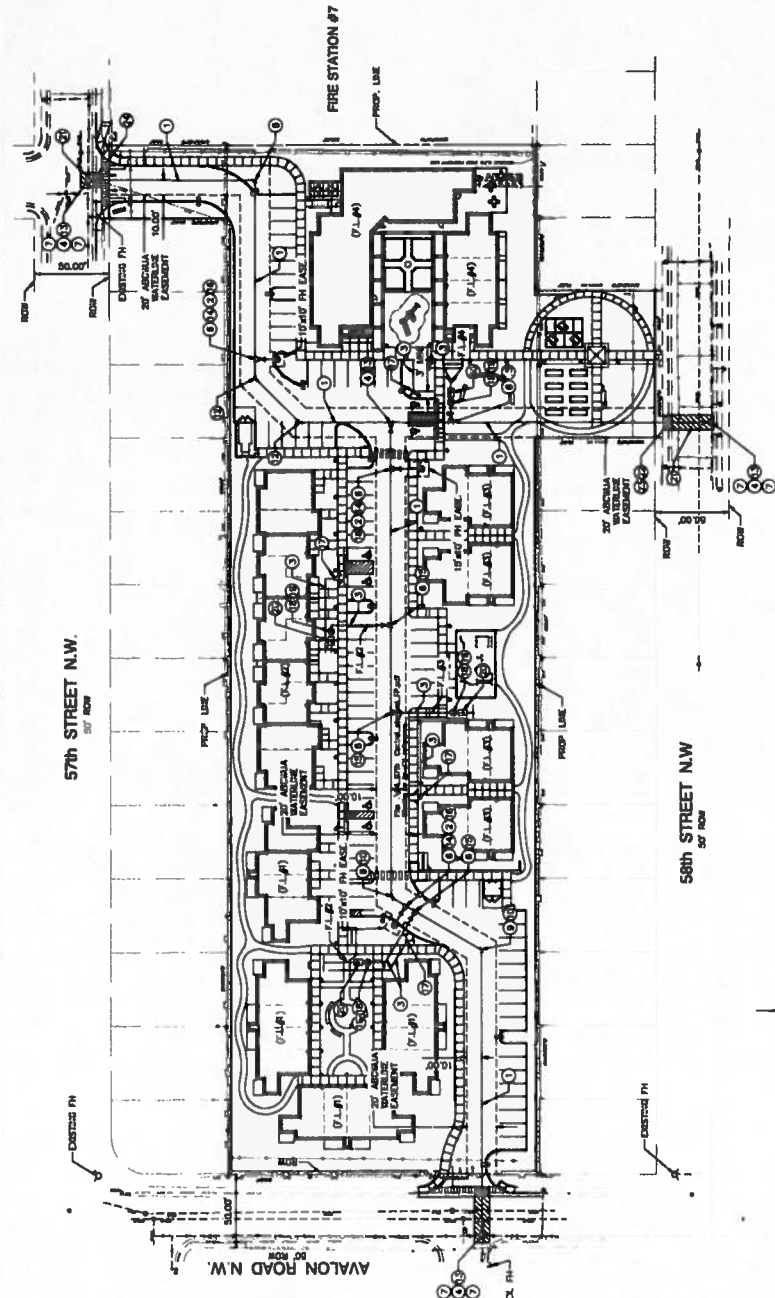
KEYED NOTES

1. 8" WATERLINE
2. 8" WATERLINE
3. 4" FIRE LINE
4. 8" TIE
5. 8" 4" TIE
6. 8" 4" TIE
7. 8" 4" TIE
8. 8" 4" TIE
9. 8" 4" TIE
10. 8" 4" TIE
11. 4" 8" TIE
12. 4" 8" TIE
13. 8" GATE VALVE W/ BOX (11-48)
14. 8" GATE VALVE W/ BOX (11-48)
15. 4" GATE VALVE W/ BOX (11-48)
16. FIRE HYDRANT & BOTTOM FLANGE ELEVATION PER ARCHDA. STD. DIA. 24" (11-48)
17. FIRE DEPT. CONNECTION (FDC) (11-48)
18. POST INDICATOR VALVE (PIV) (11-48)
19. 8" CONDUIT W/ PULL CORD FOR PIV SENSOR WIRE PER ARCHDA. STD. DIA. 24" (11-48)
20. PRESS. REDUCING VALVE (PRV) (11-48)
21. REMOVE AND REPLACE ASPHALT PAVING PER CDA STD. DIA. 24" (11-48)
22. REMOVE AND REPLACE PCC CURB & GUTTER PER CDA STD. DIA. 24" (11-48)
23. REMOVE AND REPLACE PCC SIDEWALK PER CDA STD. DIA. 24" (11-48)
24. REMOVE AND REPLACE EXISTING CURB & GUTTER AND SIDEWALK.

LEGEND

- NEW WATERLINE
- EXISTING WATERLINE
- GATE VALVE W/ BOX
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- BACK FLAP PREVENTER
- EXISTING WATERLINE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT

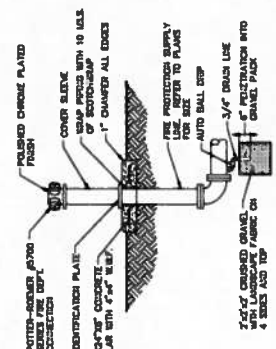
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 1313 West 10th St. N.E.
 ALBUQUERQUE, NM 87102
 TEL: 505-241-5241 FAX: 505-241-5242
 1000 WEST MESA AVENUE
 ALBUQUERQUE, NM 87102



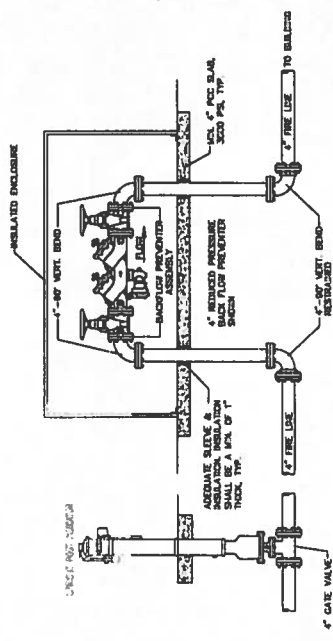
NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM 10' CLEARANCE FROM ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION.
4. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY EXISTING UTILITIES FOR NEW CONSTRUCTION.

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS



FREE STANDING FIRE DEPARTMENT CONNECTION DETAIL



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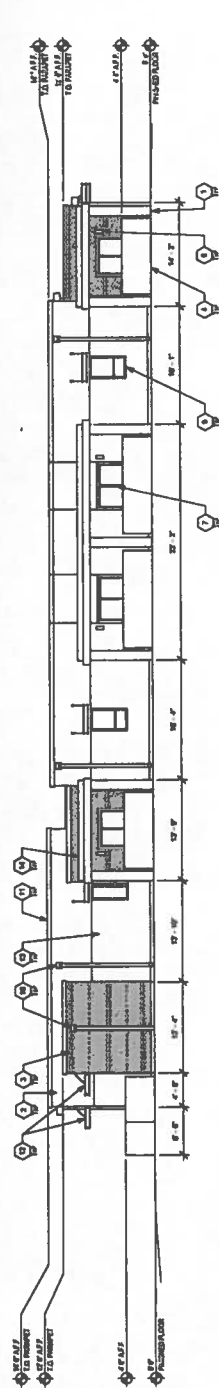
7601 JEFFERSON BL. SUITE
ALBUQUERQUE, NM 871
505.741.9700 / OPS@DESK.C

GENERATIONS AT WEST MESA
57th Street and Central Avenue
Albuquerque, NM

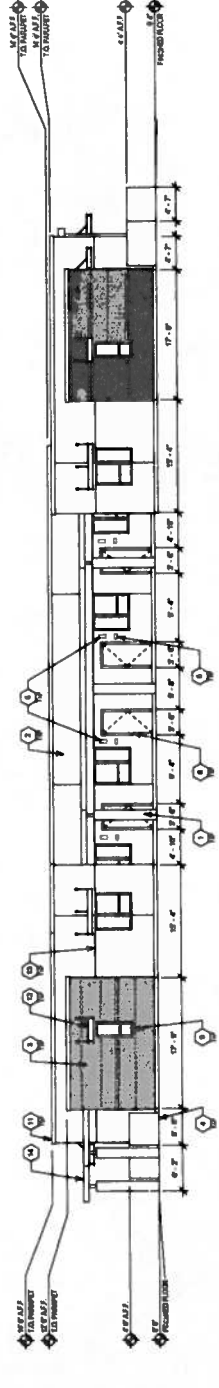
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DATE	11/14/2015
PROJECT NAME	GENERATIONS AT WEST MESA
PROJECT NO.	15-0001a
DATE	11/14/2015
PROJECT NAME	GENERATIONS AT WEST MESA
PROJECT NO.	15-0001a
DATE	11/14/2015
PROJECT NAME	GENERATIONS AT WEST MESA
PROJECT NO.	15-0001a
DATE	11/14/2015
PROJECT NAME	GENERATIONS AT WEST MESA

KEYNOTES

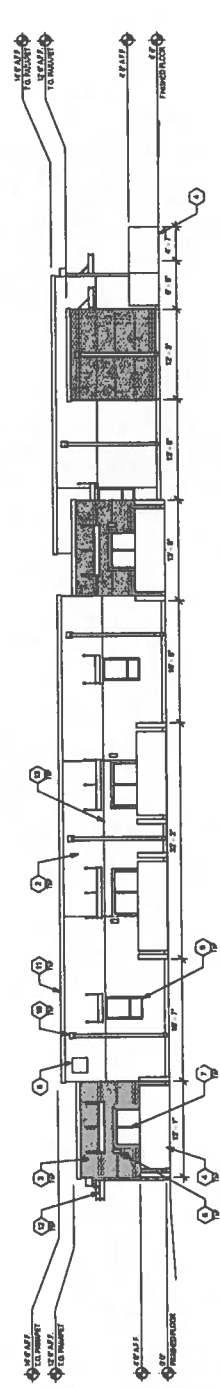
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2. FINISH COLOR 2: GREY
3. FINISH COLOR 3: WHITE
4. FINISH COLOR 4: DARK GREY
5. FINISH COLOR 5: BROWN
6. FINISH COLOR 6: BLACK
7. FINISH COLOR 7: RED
8. FINISH COLOR 8: BLUE
9. FINISH COLOR 9: GREEN
10. FINISH COLOR 10: PURPLE
11. FINISH COLOR 11: PINK
12. FINISH COLOR 12: YELLOW
13. FINISH COLOR 13: ORANGE



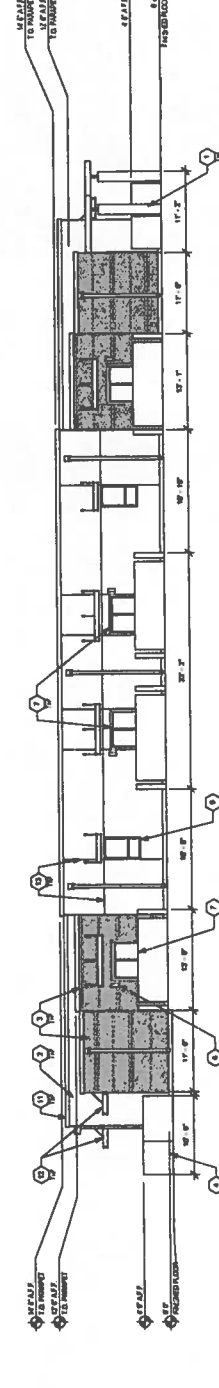
D1) BUILDING A - WEST ELEVATION
127'-11 1/2"



C1) BUILDING A - SOUTH ELEVATION
127'-11 1/2"



B1) BUILDING A - EAST ELEVATION
127'-11 1/2"



A1) BUILDING A - NORTH ELEVATION
127'-11 1/2"

DEKKER
PERICH
SABATINI

7601 JEFFERSON BL. SUITE
ALBUQUERQUE, NM 87111
505.741.7930 / DPS@DESKO.COM

GENERATIONS AT WEST MESA
57th Street and Central Avenue
Albuquerque, NM

REVISIONS

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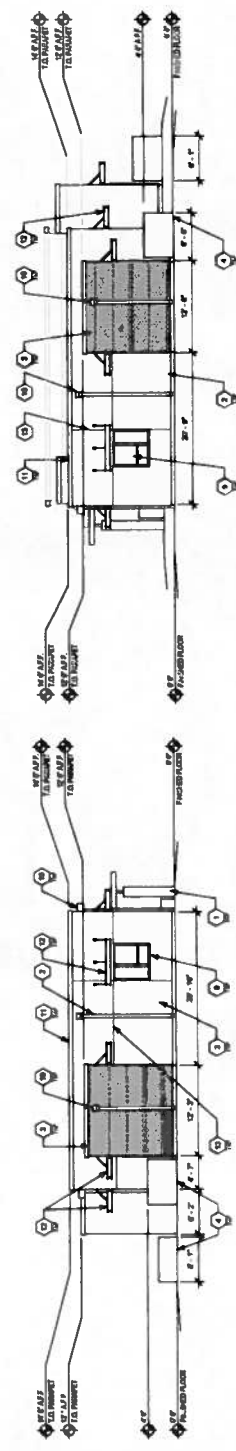
DESIGNED BY	WEL C
REVIEWED BY	WEL C
DATE	05/20/2018
PROJECT NO.	041
DRAWING NAME	

BUILDING
ELEVATIONS
BUILDING B

SDP-5.2V
9 of 12

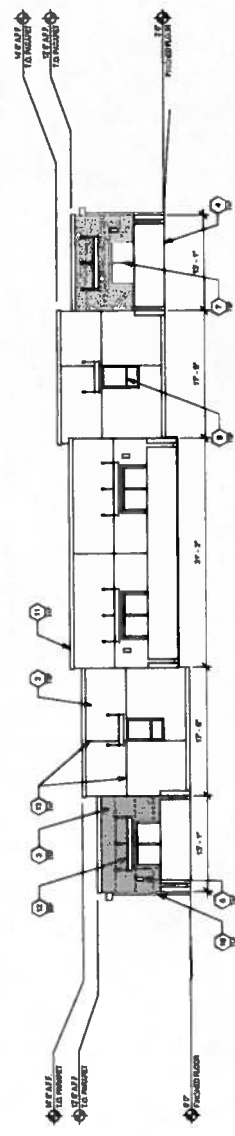
KEYNOTES

1. FINISHES: SEE SCHEDULE
2. FINISHES: SEE SCHEDULE
3. FINISHES: SEE SCHEDULE
4. FINISHES: SEE SCHEDULE
5. FINISHES: SEE SCHEDULE
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14. FINISHES: SEE SCHEDULE
15. FINISHES: SEE SCHEDULE
16. FINISHES: SEE SCHEDULE

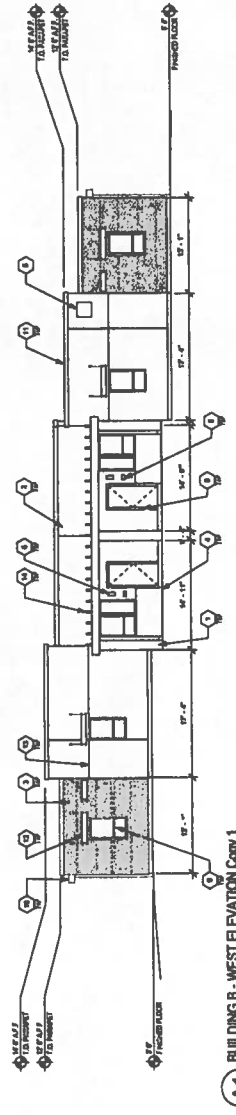


C1 BUILDING B - NORTH ELEVATION
12'-0" x 12'-0"

C3 BUILDING B - SOUTH ELEVATION
12'-0" x 12'-0"



B1 BUILDING B - EAST ELEVATION Copy 1
12'-0" x 12'-0"



A1 BUILDING B - WEST ELEVATION Copy 1
12'-0" x 12'-0"

DEKKER
PERICH
SABATINI

7601 JEFFERSON AVE. SUITE 100
ALBUQUERQUE, NM 87117
7601 JEFFERSON AVE. SUITE 100
ALBUQUERQUE, NM 87117

GENERATIONS AT WEST MESA
57th Street and Central Avenue
Albuquerque, NM

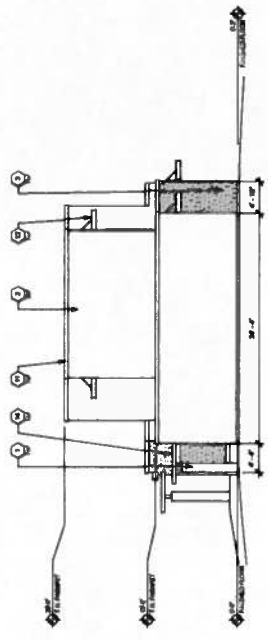
OWNER	U.S. GIP
ARCHITECT	DEKKER PERICH SABATINI
DATE	10/20/18
PROJECT NO.	18021

DRAWING NAME
BUILDING ELEVATIONS
BUILDING C

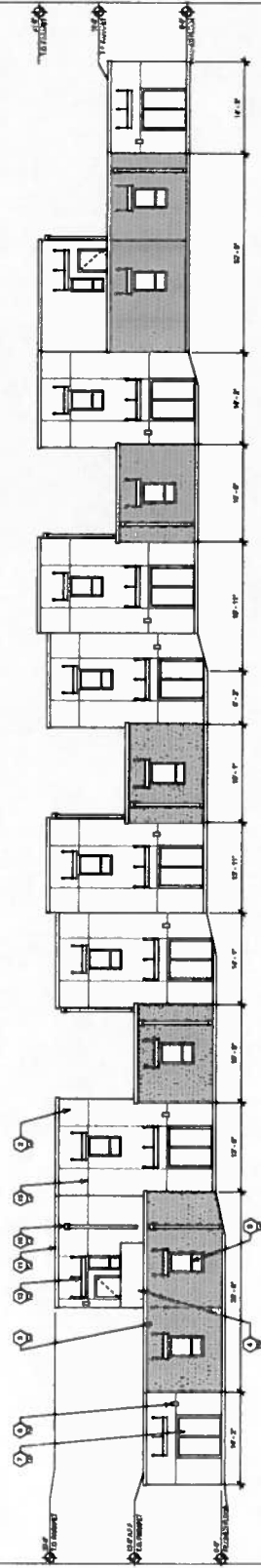
SDP-5.3V2
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KEYNOTES

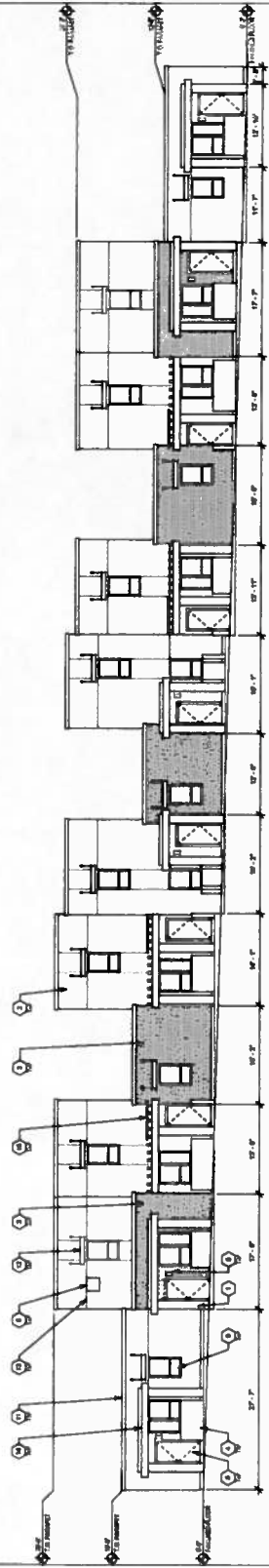
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BUILDING C - SOUTH ELEVATION (NORTH)
D3
10' = 1" = 0'



BUILDING C - WEST ELEVATION
B1
10' = 1" = 0'



BUILDING C - EAST ELEVATION
A1
10' = 1" = 0'

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON AVE. SUITE 1
ALBUQUERQUE, NM 87111
95.761.9700 / OPSDESIGN.COM

57th Street and Central Avenue
Albuquerque, NM

84-10000

14

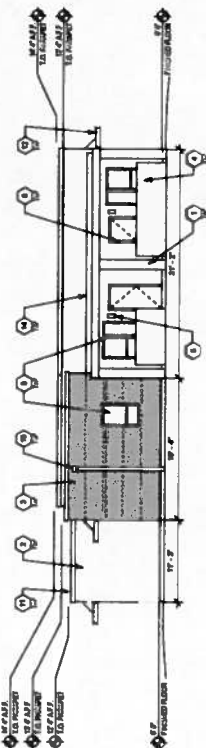
LOG	CM L28702
DATE	21/11
NO. ATTN	AS Q21713
NO. OF	AS N41714

BUILDING
ELEVATIONS
BUILDING D + E

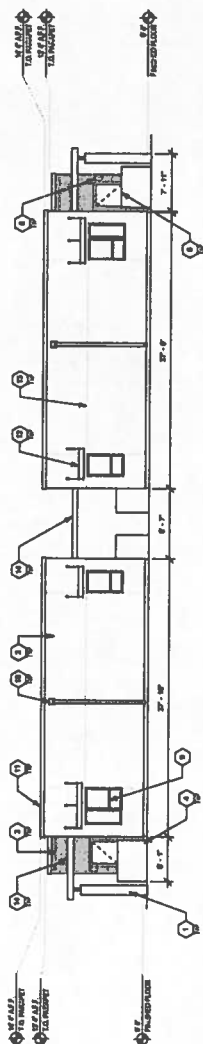
DP-5.4V2

KEYNOTES

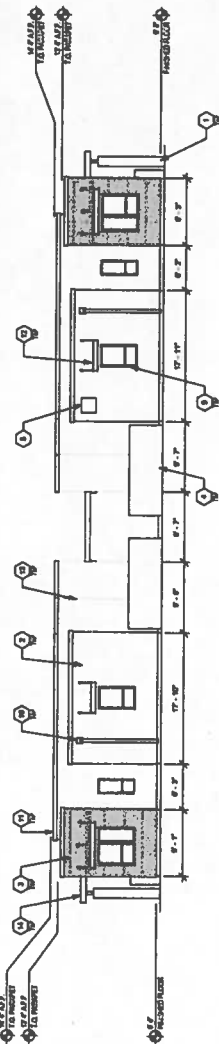
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C1 (SOUTH SIMILAR)
BUILDING D+ E - NORTH ELEVATION
1" = 1'-0" 1" 2" 3"



B1 **BUILDING D+E - WEST ELEVATION**
12' x 14'



A1 BUILDING D+ E - EAST ELEVATION

